

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Black Diamond-Maple Valley / 57

**Previous Physical Inspection:** 2004

**Improved Sales:**

Number of Sales: 1219

Range of Sale Dates: 1/2003 - 11/2004

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2004 Value</b>	\$85,500	\$200,700	\$286,200	\$297,200	96.3%	6.53%
<b>2005 Value</b>	\$87,800	\$207,200	\$295,000	\$297,200	99.3%	6.34%
<b>Change</b>	+\$2,300	+\$6,500	+\$8,800		+3.0%	-0.19%
<b>% Change</b>	+2.7%	+3.2%	+3.1%		+3.1%	-2.88%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.19% and -2.88% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2004 Value</b>	\$105,700	\$184,400	\$290,100
<b>2005 Value</b>	\$108,400	\$193,000	\$301,400
<b>Percent Change</b>	+2.6%	+4.7%	+3.9%

Number of one to three unit residences in the Population: 5570

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in the plats of Elk Run Div 6+7 (231005+231006), Elk Run Meadows Div 1+2 (231010+231011), Glacier Valley Phase 1 (278125), and Patrick's Faire (667900) had a higher assessment ratio (assessed value/sale price) than others in the population, therefore increased less than other properties in the area. The plat of Maple Valley Crest (510890) had a higher assessment ratio, and was adjusted downward. Homes with Year Built >= 2001 not in the plats listed, and homes of Grade >= 9, had a higher assessment ratio and were increased less than other properties in the population.

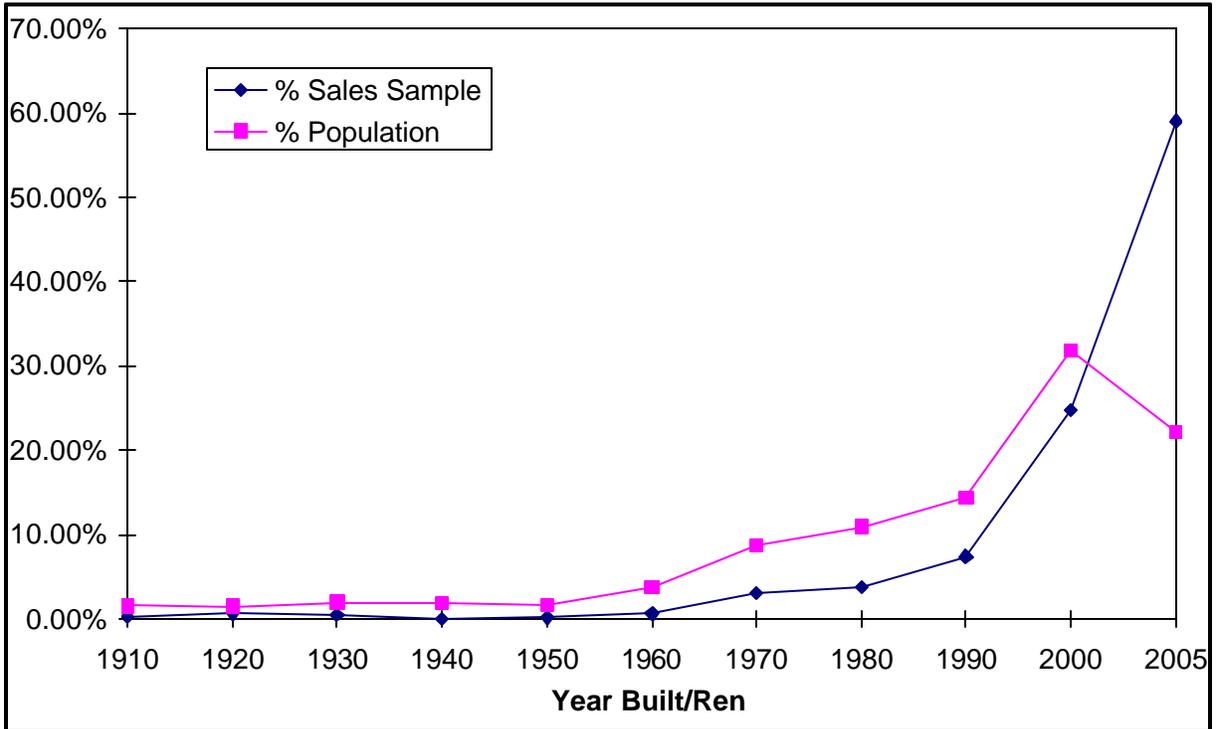
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	4	0.33%
1920	7	0.57%
1930	5	0.41%
1940	0	0.00%
1950	2	0.16%
1960	7	0.57%
1970	37	3.04%
1980	46	3.77%
1990	90	7.38%
2000	301	24.69%
2005	720	59.06%
	1219	

Population		
Year Built/Ren	Frequency	% Population
1910	86	1.54%
1920	81	1.45%
1930	108	1.94%
1940	102	1.83%
1950	92	1.65%
1960	205	3.68%
1970	483	8.67%
1980	607	10.90%
1990	801	14.38%
2000	1775	31.87%
2005	1230	22.08%
	5570	

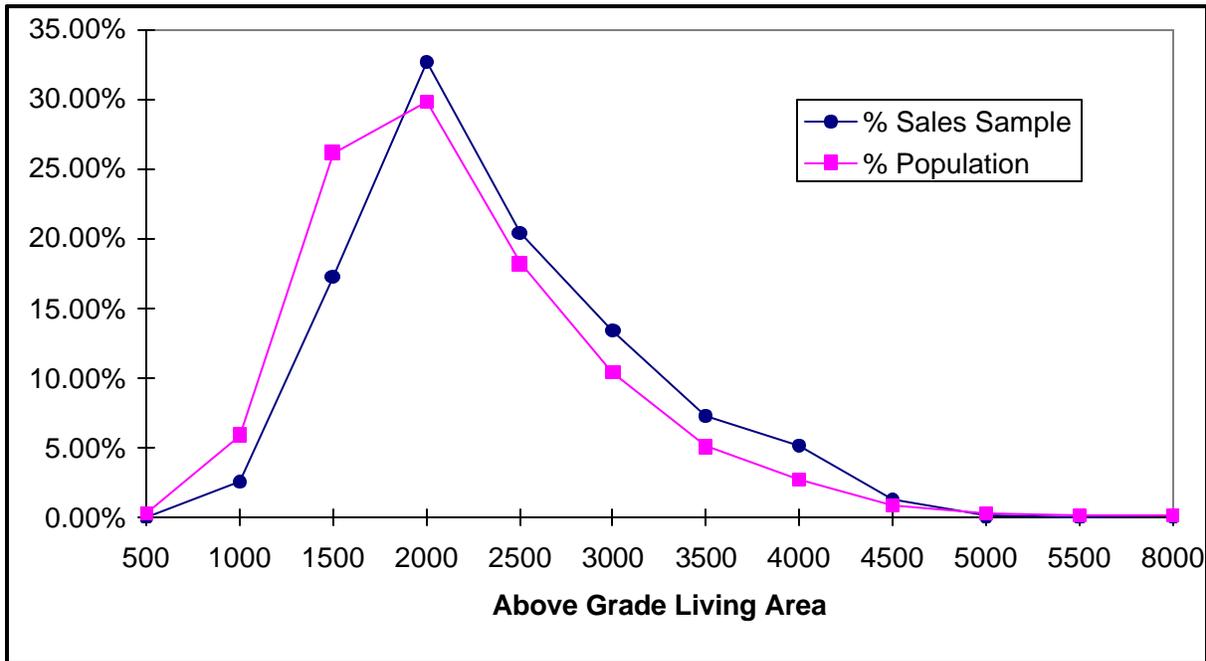


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

**Sales Sample Representation of Population - Above Grade Living Area**

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	31	2.54%
1500	210	17.23%
2000	398	32.65%
2500	248	20.34%
3000	163	13.37%
3500	89	7.30%
4000	63	5.17%
4500	15	1.23%
5000	1	0.08%
5500	0	0.00%
8000	1	0.08%
	1219	

Population		
AGLA	Frequency	% Population
500	15	0.27%
1000	329	5.91%
1500	1456	26.14%
2000	1660	29.80%
2500	1014	18.20%
3000	579	10.39%
3500	284	5.10%
4000	153	2.75%
4500	48	0.86%
5000	18	0.32%
5500	7	0.13%
8000	7	0.13%
	5570	

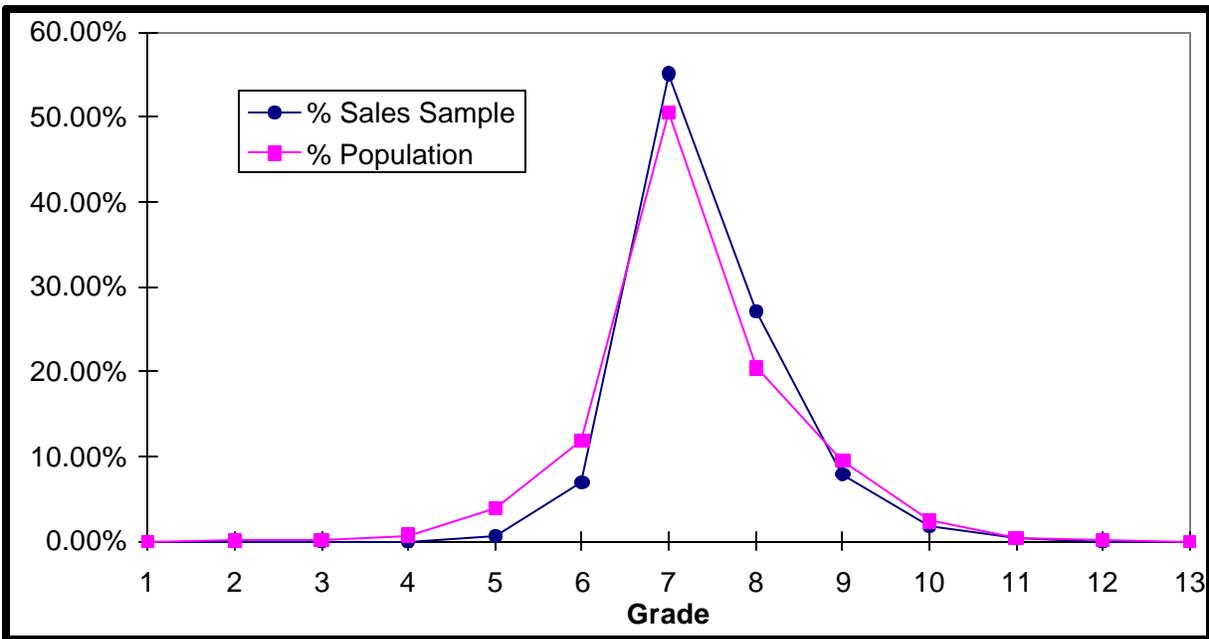


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

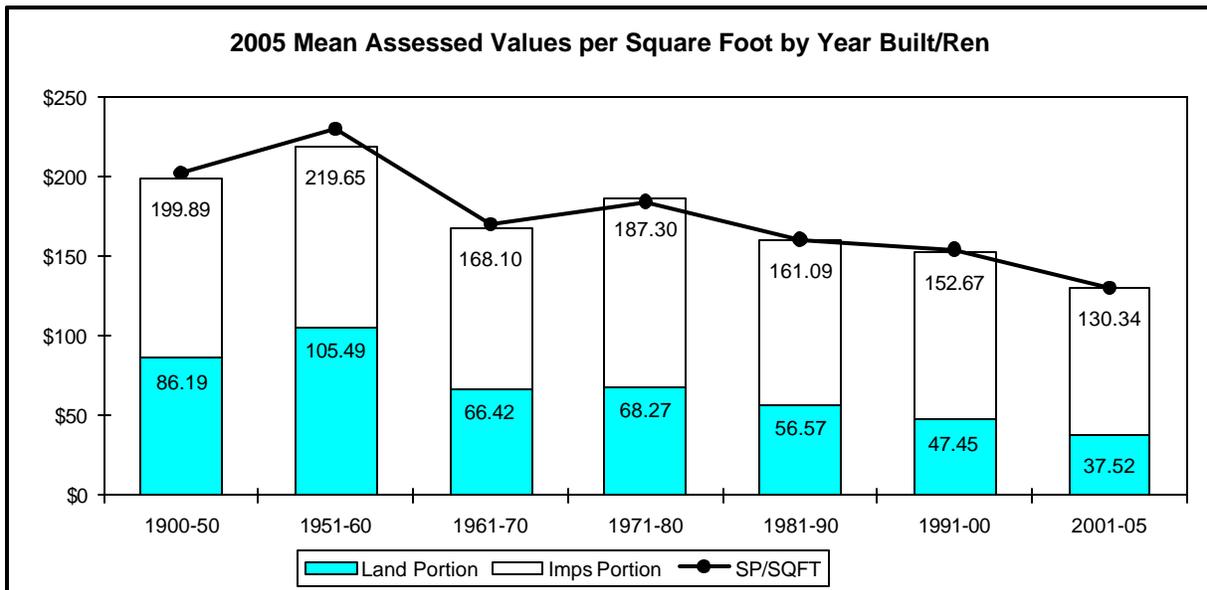
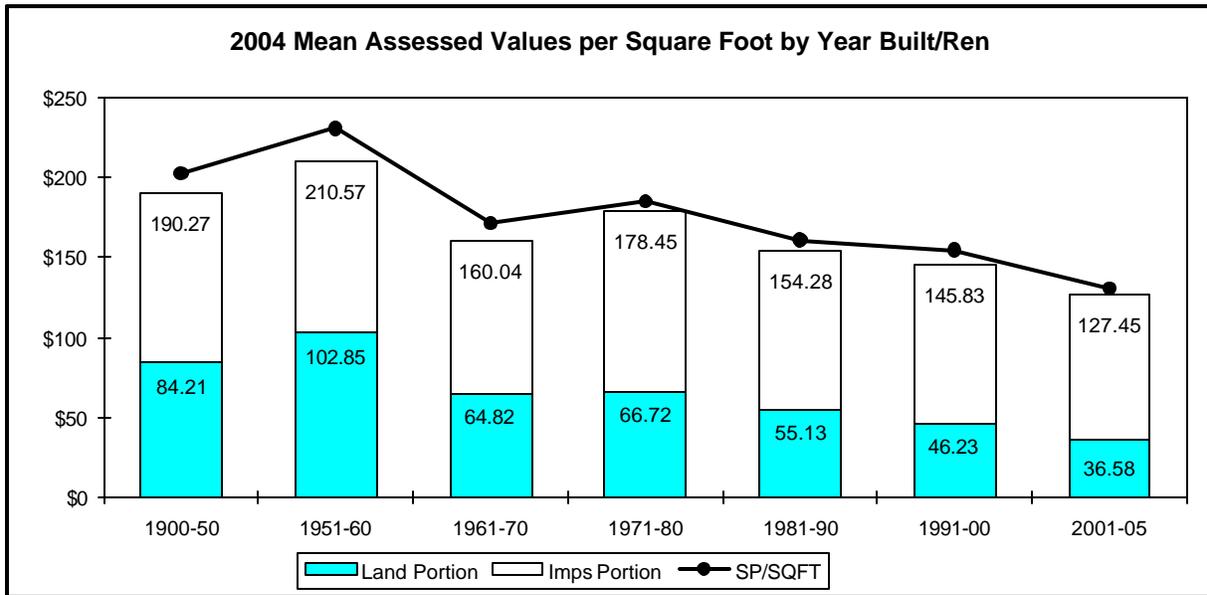
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	0.66%
6	85	6.97%
7	672	55.13%
8	331	27.15%
9	97	7.96%
10	21	1.72%
11	5	0.41%
12	0	0.00%
13	0	0.00%
	1219	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	4	0.07%
3	7	0.13%
4	41	0.74%
5	213	3.82%
6	657	11.80%
7	2813	50.50%
8	1141	20.48%
9	531	9.53%
10	135	2.42%
11	22	0.39%
12	6	0.11%
13	0	0.00%
	5570	



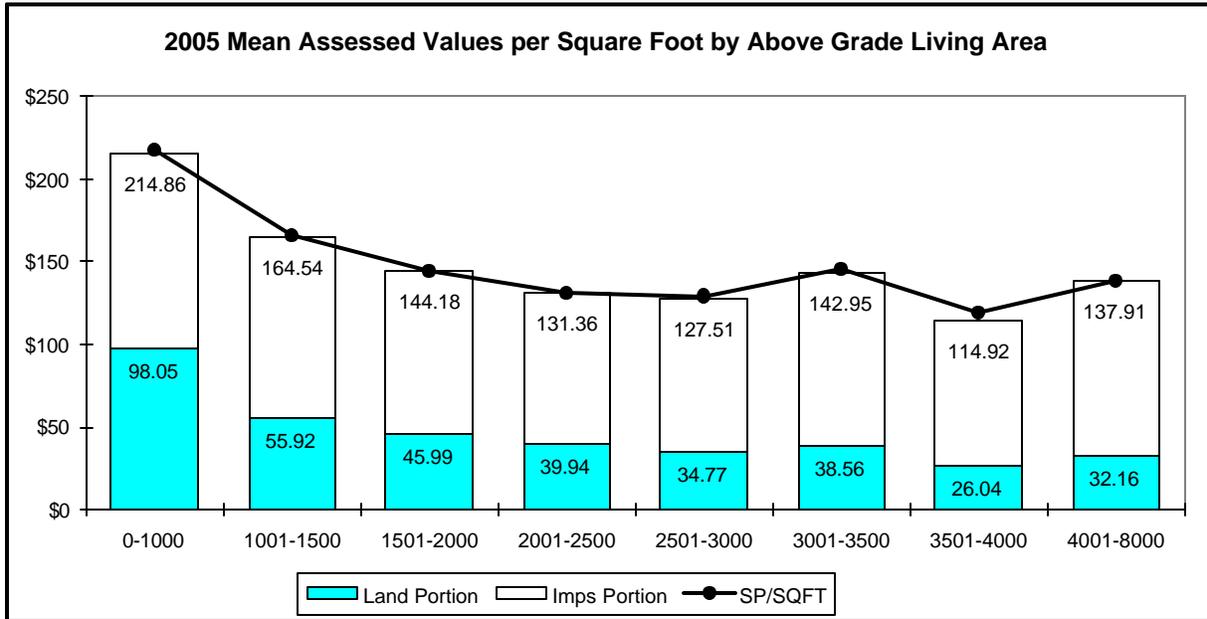
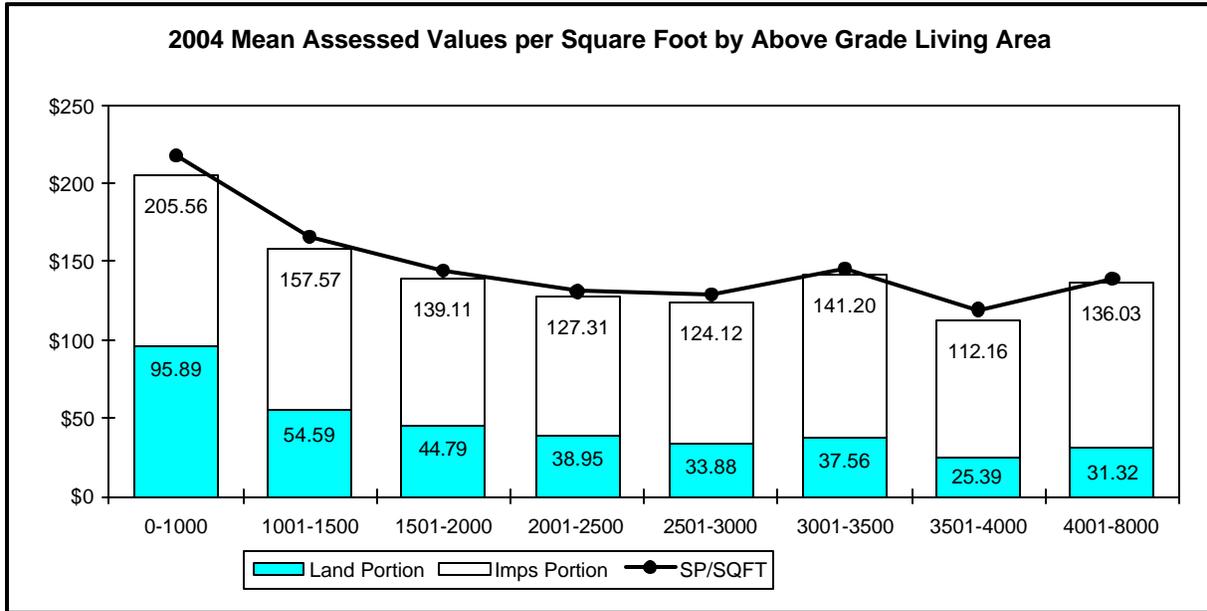
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

### Comparison of 2004 and 2005 Per Square Foot Values By Year Built / Renovated



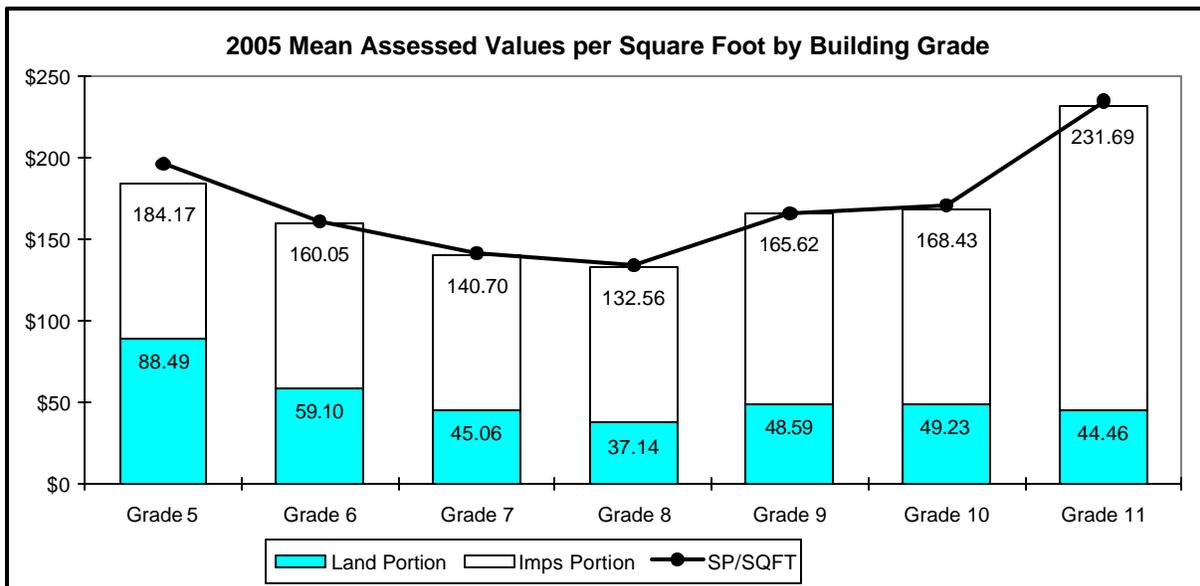
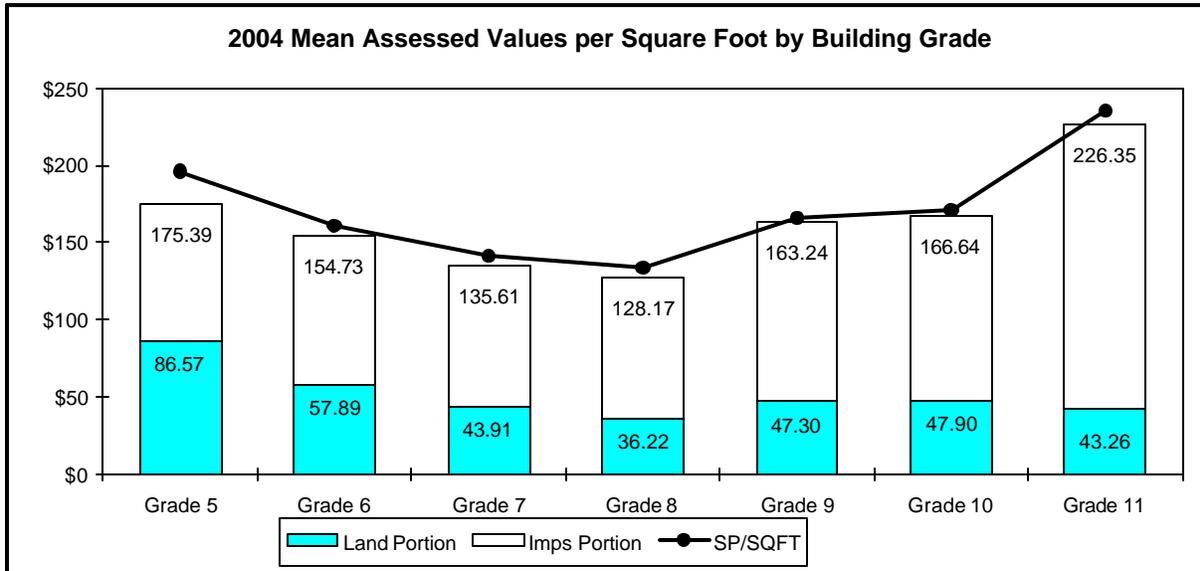
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2004 and 2005 Per Square Foot Values By Above Grade Living Area



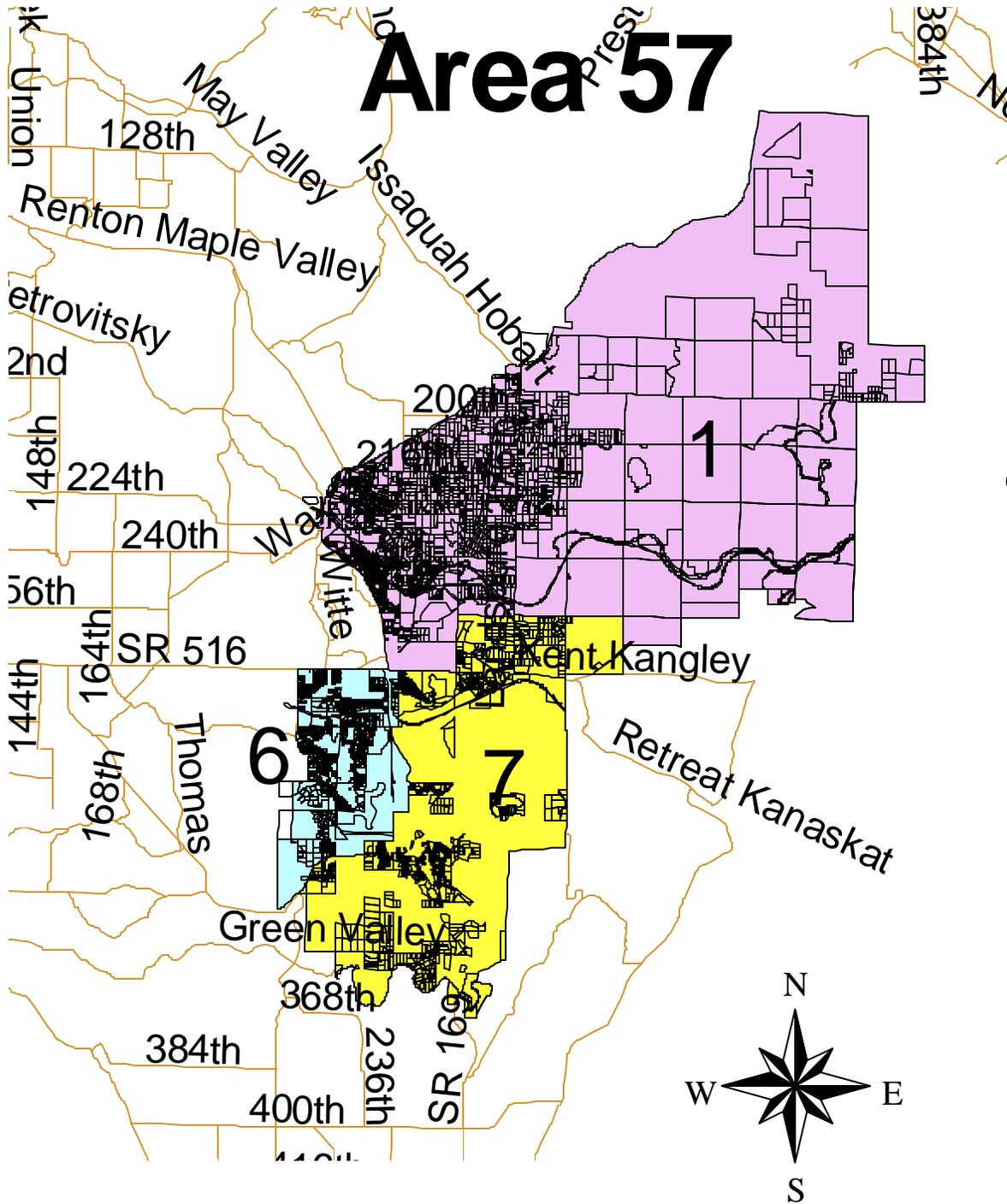
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

### Comparison of 2004 and 2005 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Area 57



## Annual Update Process

### **Data Utilized**

Available sales closed from 1/1/2003 through 11/08/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed February 15, 2004 to test the resultant assessment level using later 2004 sales. There were 53 additional usable sales. The weighted mean ratio dropped from .993 to .990 for one to three unit residences. These changes are not significant.

### **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### **Land update**

Based on the 73 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 2.6% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.03, \text{ with the result rounded down to the next } \$1,000.$$

### **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1219 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in the plats of Elk Run Div 6+7 (231005+231006), Elk Run Meadows Div 1+2 (231010+231011), Glacier Valley Phase 1 (278125), and Patrick's Faire (667900) had a higher assessment ratio (assessed value/sale price) than others in the population, therefore increased less than other properties in the area. The plat of Maple Valley Crest (510890) had a higher assessment ratio, and was adjusted downward. Homes with Year Built  $\geq$  2001 not in the plats listed, and homes of Grade  $\geq$  9, had a higher assessment ratio and were increased less than other properties in the population. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$\text{2005 Total Value} = \text{2004 Total Value} / (.9500997 + 3.634708E-02 * \text{Plat231005and231006} + 4.079005E-02 * \text{Plat231010and231011} + 2.991065E-02 * \text{Plat278125} + 9.187245E-02 * \text{Plat510890} + 3.599073E-02 * \text{Plat667900} + 1.930706E-02 * \text{YB} \geq 2001 \text{w/oPlats} + 2.624338E-02 * \text{Grade} \geq 9)$$

The resulting total value is rounded down to the next \$1,000, then:

$$\text{2005 Improvements Value} = \text{2005 Total Value} \text{ minus } \text{2005 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value \* 1.032)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If "accessory improvements only", the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value \* 1.032).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded "non-perc" (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded "% net condition" or is in "poor" condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2005 Total Value} = \text{2005 Land Value} + \text{Previous Improvement Value} * 1.032, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. "Before and after" comparison graphs appear earlier in this report.

## Area 57 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

**Overall (if no other adjustments apply)**

5.25%	
<b>Plat 231005 + 231006 Elk Run Div 6+7</b>	<b>Yes</b>
% Adjustment	-3.88%
<b>+231010 +231011 Elk Run Meadows Div 1+2</b>	<b>Yes</b>
% Adjustment	-4.33%
<b>Plat 278125 Glacier Valley Phase 1</b>	<b>Yes</b>
% Adjustment	-3.21%
<b>Plat 510890 Maple Valley Crest</b>	<b>Yes</b>
% Adjustment	-9.28%
<b>Plat 667900 Patrick's Faire</b>	<b>Yes</b>
% Adjustment	-3.84%
<b>Year Built &gt;=2001 w/o Plats above</b>	<b>Yes</b>
% Adjustment	-2.10%
<b>Grade &gt;=9</b>	<b>Yes</b>
% Adjustment	-2.83%

**Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 9 built in 2002 would *approximately* receive a 0.32% upward adjustment (5.25% -2.10%(year built)-2.83(grade>=9)).

Generally, high grade and new houses were at a higher assessment level than older, lower grade parcels. Specifically there were some newer plats that were at a higher assessment level than other plats in the population. This model corrects for these strata differences.

The plats listed, receive the overall adjustment and the plat adjustment only. There are 192 parcels in the population that receive both the "year built" and "grade >= 9". This double adjustment is supported by 53 sales.

72% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

### Area 57 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
231005 thru 231006	Elk Run Div 6+7	33	42	79%	NE33-22-6 SW33-22-6	6	7	2003	228 <sup>th</sup> AV SE and SE 277 <sup>th</sup> PL
231010 thru 231011	Elk Run Meadows Div 1+2	27	49	55%	SE33-22-6	6	8	2002 thru 2004	224 <sup>th</sup> AV SE and SE 281 <sup>st</sup> ST
278125	Glacier Valley Phase 1	75	83	90%	SE34-22-6	6	6+7	2003 thru 2004	238 <sup>th</sup> AV SE and SE 280 <sup>th</sup> ST
510890	Maple Valley Crest	6	23	26%	NE34-22-6	6	7+8	2004	237 <sup>th</sup> PL SE and SE 276 <sup>th</sup> ST
667900	Patrick's Faire	123	154	80%	NE22-22-6 NW22-22-6	1	7	2002 thru 2004	236 <sup>th</sup> AV SE and SE 244 <sup>th</sup> ST

## Area 57 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	8	0.906	0.951	5.0%	0.844	1.058
6	85	0.964	0.996	3.3%	0.982	1.009
7	672	0.961	0.995	3.5%	0.991	1.000
8	331	0.956	0.987	3.3%	0.980	0.995
9	97	0.984	0.998	1.3%	0.985	1.010
10	21	0.971	0.981	1.0%	0.947	1.015
11	5	0.970	0.993	2.4%	0.942	1.044
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1950	18	0.954	1.002	5.1%	0.948	1.056
1951-1960	7	0.905	0.943	4.3%	0.827	1.059
1961-1970	37	0.937	0.984	5.0%	0.952	1.016
1971-1980	46	0.964	1.012	4.9%	0.986	1.038
1981-1990	90	0.955	0.995	4.2%	0.978	1.011
1991-2000	301	0.946	0.989	4.5%	0.982	0.996
>2000	720	0.972	0.993	2.2%	0.989	0.997
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	1113	0.965	0.994	2.9%	0.990	0.997
Good	85	0.937	0.981	4.7%	0.961	1.002
Very Good	21	0.929	0.974	4.8%	0.930	1.017
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	221	0.943	0.985	4.5%	0.974	0.996
1.5	23	0.939	0.980	4.4%	0.933	1.027
2	973	0.967	0.994	2.8%	0.991	0.998
2.5	2	0.981	1.005	2.5%	0.564	1.446

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1000	31	0.948	0.991	4.5%	0.957	1.024
1001-1500	210	0.951	0.993	4.4%	0.984	1.002
1501-2000	398	0.964	0.999	3.6%	0.993	1.005
2001-2500	248	0.974	1.005	3.2%	0.997	1.012
2501-3000	163	0.961	0.987	2.7%	0.978	0.997
3001-3500	89	0.972	0.983	1.2%	0.972	0.995
3501-4000	63	0.939	0.962	2.5%	0.946	0.978
4001-8000	17	0.981	0.994	1.4%	0.962	1.027
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	711	0.924	0.982	6.2%	0.976	0.987
Y	28	0.919	0.985	7.2%	0.952	1.019
Plat 231005 + 231006 Elk Run Div 6+7	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1186	0.963	0.992	3.1%	0.989	0.996
Y	33	0.985	0.998	1.3%	0.988	1.008
Plat 231010 + 231011 Elk Run Meadows Div 1+2	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1192	0.962	0.993	3.1%	0.989	0.996
Y	27	0.989	0.996	0.7%	0.981	1.011
Plat 278125 Glacier Valley Phase 1	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1144	0.962	0.992	3.1%	0.989	0.996
Y	75	0.979	0.997	1.8%	0.987	1.006
Plat 510890 Maple Valley Crest	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1213	0.963	0.993	3.1%	0.989	0.996
Y	6	1.041	0.999	-4.1%	0.969	1.029

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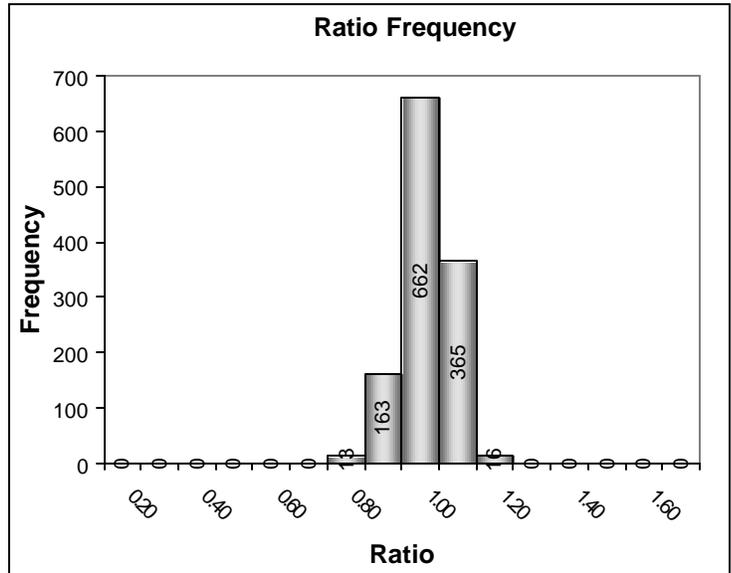
Plat 667900 Patrick's Faire	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1096	0.961	0.992	3.3%	0.989	0.996
Y	123	0.982	0.994	1.2%	0.984	1.004
Year Built >=2001 w/o Plats above	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	838	0.959	0.993	3.5%	0.988	0.997
Y	381	0.970	0.992	2.3%	0.986	0.998
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1173	0.964	0.994	3.0%	0.990	0.997
Y	46	0.937	0.970	3.6%	0.941	0.999
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	404	0.958	0.991	3.4%	0.984	0.997
6	488	0.968	0.998	3.0%	0.993	1.003
7	327	0.962	0.989	2.8%	0.981	0.996
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	32	0.976	0.996	2.1%	0.982	1.010
03000-05000	202	0.978	1.006	2.9%	0.999	1.013
05001-08000	556	0.964	0.994	3.1%	0.989	0.998
08001-12000	169	0.943	0.980	3.9%	0.970	0.989
12001-16000	28	0.952	0.998	4.8%	0.959	1.037
16001-20000	17	0.938	0.982	4.7%	0.940	1.025
20001-30000	35	0.950	0.987	3.9%	0.960	1.013
30001-43559	68	0.983	1.003	2.0%	0.984	1.021
1AC-3AC	91	0.969	0.996	2.7%	0.979	1.013
3.01AC-5AC	14	0.892	0.928	4.1%	0.873	0.984
5.1AC-10AC	5	0.930	0.940	1.0%	0.901	0.978
>10AC	2	0.966	0.969	0.4%	-0.091	2.029

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 12/7/2004	<b>Sales Dates:</b> 1/2003 - 11/2004
<b>Area</b> 57 Blk Diamond/Maple Valley	<b>Appr ID:</b> SFRA	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	1219
<i>Mean Assessed Value</i>	286,200
<i>Mean Sales Price</i>	297,200
<i>Standard Deviation AV</i>	103,620
<i>Standard Deviation SP</i>	108,881
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.967
<i>Median Ratio</i>	0.972
<i>Weighted Mean Ratio</i>	0.963
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.729
<i>Highest ratio:</i>	1.148
<i>Coefficient of Dispersion</i>	5.03%
<i>Standard Deviation</i>	0.063
<i>Coefficient of Variation</i>	6.53%
<i>Price Related Differential (PRD)</i>	1.004
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.968
<i>Upper limit</i>	0.976
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.963
<i>Upper limit</i>	0.970
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	5570
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.063
<b>Recommended minimum:</b>	6
<i>Actual sample size:</i>	1219
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	560
<i># ratios above mean:</i>	659
<i>z:</i>	2.836
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

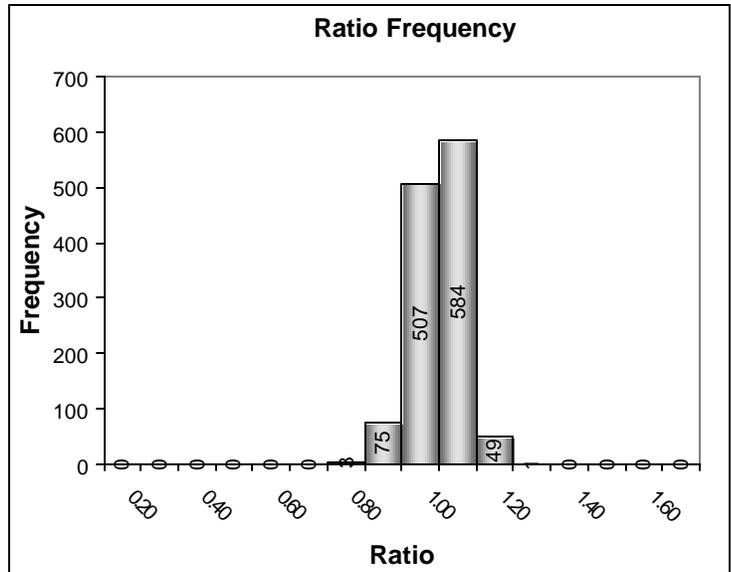
1 to 3 Unit Residences throughout area 57

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 12/7/2004	<b>Sales Dates:</b> 1/2003 - 11/2004
<b>Area</b> 57 Blk Diamond/Maple Valley	<b>Appr ID:</b> SFRA	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	1219
<i>Mean Assessed Value</i>	295,000
<i>Mean Sales Price</i>	297,200
<i>Standard Deviation AV</i>	104,066
<i>Standard Deviation SP</i>	108,881
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.998
<i>Median Ratio</i>	1.003
<i>Weighted Mean Ratio</i>	0.993
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.766
<i>Highest ratio:</i>	1.207
<i>Coefficient of Dispersion</i>	4.85%
<i>Standard Deviation</i>	0.063
<i>Coefficient of Variation</i>	6.34%
<i>Price Related Differential (PRD)</i>	1.006
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	1.000
<i>Upper limit</i>	1.006
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.995
<i>Upper limit</i>	1.002
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	5570
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.063
<b>Recommended minimum:</b>	6
<i>Actual sample size:</i>	1219
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	568
<i># ratios above mean:</i>	651
<i>z:</i>	2.377
<b>Conclusion:</b>	<b>Non-normal</b>



### COMMENTS:

1 to 3 Unit Residences throughout area 57

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	208520	0775	6/6/03	\$180,000	770	0	5	1927	5	8960	Y	Y	23321 DORRE DON WY SE
001	062207	9012	1/27/03	\$368,000	810	0	6	1904	5	217800	N	N	20612 276TH AV SE
001	072207	9089	8/28/03	\$234,900	970	650	6	1927	4	64468	N	N	21016 276TH AV SE
001	362306	9019	7/27/04	\$235,000	990	0	6	1920	4	49222	N	N	19001 276TH AV SE
001	232206	9054	2/24/04	\$189,760	1000	0	6	1966	5	9600	Y	Y	24107 250TH AV SE
001	152206	9009	10/5/04	\$231,500	1040	0	6	1963	3	85377	N	N	22910 SE 229TH ST
001	858850	0120	2/10/04	\$174,050	1080	0	6	1969	3	13500	N	N	25105 238TH AV SE
001	858850	0330	10/24/04	\$204,000	1150	0	6	1969	4	15390	N	N	24925 237TH AV SE
001	208520	0225	5/8/03	\$197,500	1180	0	6	1966	4	19530	N	N	22717 UPPER DORRE DON WY SE
001	803400	0160	4/23/03	\$265,000	1190	960	6	1972	5	27763	N	N	25339 SE 208TH ST
001	072207	9033	10/14/03	\$214,000	1200	360	6	1992	3	40774	N	N	28608 SE 224TH ST
001	208520	0290	7/14/03	\$210,000	1250	0	6	1971	3	29574	N	Y	22901 UPPER DORRE DON WY SE
001	858850	0110	3/20/03	\$172,000	1300	0	6	1976	4	13500	N	N	25025 238TH AV SE
001	858850	0370	8/28/03	\$190,000	1350	0	6	1969	4	15378	N	N	23702 SE 250TH ST
001	858850	0040	5/20/03	\$189,000	1350	0	6	1969	4	13962	N	N	25119 237TH CT SE
001	072207	9106	2/26/04	\$200,000	1400	0	6	1982	4	41800	N	N	21215 290TH AV SE
001	362306	9018	5/23/03	\$229,000	1810	0	6	1983	3	40014	N	N	18903 276TH AV SE
001	062207	9036	5/12/03	\$292,000	1950	0	6	1970	3	110206	N	N	20442 276TH AV SE
001	112206	9032	2/18/03	\$227,500	2030	0	6	1943	5	31000	N	N	25446 SE 216TH ST
001	511330	0110	7/9/03	\$253,950	1150	900	7	1969	4	10062	N	N	23058 SE 218TH ST
001	511330	0090	9/17/04	\$296,000	1200	1100	7	1968	4	13269	N	N	23046 SE 218TH ST
001	012206	9108	9/15/03	\$210,000	1220	0	7	1971	4	54450	N	N	20707 276TH AV SE
001	070570	0920	6/15/04	\$220,950	1230	0	7	1993	3	6767	N	N	23415 SE 245TH ST
001	885695	0010	1/2/04	\$210,570	1260	0	7	1994	3	10201	N	N	24322 234TH WY SE
001	885696	0640	4/28/03	\$210,000	1260	0	7	1995	3	8204	N	N	23924 233RD WY SE
001	885696	0610	2/11/03	\$205,000	1260	0	7	1995	3	11688	N	N	23940 233RD WY SE
001	885695	0310	11/21/03	\$203,500	1260	0	7	1994	3	6908	N	N	23215 SE 242ND ST
001	885696	0180	11/7/03	\$219,950	1270	0	7	1995	3	7867	N	N	23220 SE 239TH ST
001	208520	0405	4/13/04	\$270,000	1290	0	7	1964	5	20720	Y	Y	22515 DORRE DON WY SE
001	885695	0330	2/21/03	\$204,950	1290	0	7	1994	3	7026	N	N	23227 SE 242ND ST

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	070570	0100	9/30/04	\$232,000	1310	0	7	1996	3	7566	N	N	24460 234TH WY SE
001	439600	0520	4/14/04	\$165,000	1310	0	7	1964	3	15089	N	N	28501 SE 228TH ST
001	070571	0010	10/27/03	\$217,000	1320	0	7	1996	3	7073	N	N	23402 SE 246TH PL
001	070571	0470	3/19/04	\$222,000	1340	0	7	1996	3	6866	N	N	24724 237TH PL SE
001	070571	0610	10/28/03	\$217,000	1340	0	7	1996	3	7038	N	N	23739 SE 248TH ST
001	070570	0190	1/27/04	\$210,000	1340	0	7	1997	3	7414	N	N	24440 235TH CT SE
001	439600	0170	7/22/04	\$235,000	1420	0	7	1968	5	17100	N	N	28515 SE 226TH ST
001	667900	0320	3/8/04	\$224,900	1430	0	7	2002	3	4251	N	N	23524 SE 243RD PL
001	885696	0270	9/8/04	\$263,000	1440	0	7	1995	3	8555	N	N	23909 232ND PL SE
001	885696	0730	6/8/04	\$253,500	1440	0	7	1994	3	12424	N	N	23947 234TH PL SE
001	885696	0010	7/16/04	\$246,500	1440	0	7	1994	3	8091	N	N	23954 234TH PL SE
001	885696	0310	10/12/04	\$245,000	1440	0	7	1995	3	9707	N	N	23933 232ND PL SE
001	885696	0250	3/16/04	\$244,950	1440	0	7	1995	3	11220	N	N	23855 232ND CT SE
001	885696	0010	3/17/03	\$225,000	1440	0	7	1994	3	8091	N	N	23954 234TH PL SE
001	885696	0340	4/24/03	\$225,000	1440	0	7	1995	3	7700	N	N	24105 232ND PL SE
001	885695	0450	9/8/03	\$220,000	1440	0	7	1994	3	6753	N	N	23341 SE 243RD PL
001	142206	9085	4/24/04	\$240,500	1440	340	7	1980	3	53143	N	N	22718 251ST AV SE
001	940715	0270	4/7/04	\$235,500	1444	0	7	1995	3	7936	N	N	24223 SE 261ST PL
001	940715	0280	10/26/04	\$257,000	1460	0	7	1996	3	7936	N	N	24217 SE 261ST PL
001	940715	0170	11/17/03	\$223,300	1460	0	7	1995	3	7980	N	N	24218 SE 261ST PL
001	940715	0110	5/7/03	\$223,100	1460	0	7	1995	3	6380	N	N	24120 SE 261ST PL
001	940715	0330	3/18/04	\$220,000	1460	0	7	1995	3	6250	N	N	24113 SE 261ST PL
001	208520	0415	6/25/03	\$249,000	1500	0	7	1966	5	16260	Y	Y	22509 DORRE DON WY SE
001	885697	0410	9/2/03	\$238,400	1510	0	7	2001	3	4615	N	N	24211 231ST AV SE
001	885697	0940	11/14/03	\$231,855	1520	0	7	2000	3	3544	N	N	22931 SE 240TH PL
001	885697	0270	10/6/04	\$224,950	1520	0	7	2001	3	3665	N	N	22925 SE 241ST PL
001	885697	0050	9/18/03	\$224,318	1520	0	7	2003	3	3696	N	N	22920 SE 240TH PL
001	885697	1030	3/27/03	\$215,000	1520	0	7	2002	3	3002	N	N	22916 SE 241ST PL
001	885697	0980	6/4/03	\$216,900	1520	0	7	2003	3	3171	N	N	22917 240TH PL SE
001	885697	0090	4/11/03	\$214,900	1520	0	7	2003	3	3718	N	N	22910 240TH PL SE
001	885697	0100	3/26/03	\$214,900	1520	0	7	2003	3	3745	N	N	22908 240TH PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	885697	0990	6/24/03	\$215,900	1520	0	7	2003	3	3225	N	N	22913 240TH PL SE
001	885697	0020	10/15/03	\$215,900	1520	0	7	2003	3	3496	N	N	22928 SE 240TH PL
001	885697	0060	8/25/03	\$214,900	1520	0	7	2003	3	3989	N	N	22916 SE 240TH PL
001	885697	0010	8/26/03	\$212,900	1520	0	7	2003	3	4227	N	N	22932 SE 240TH PL
001	152206	9027	2/23/04	\$403,499	1530	500	7	1974	4	115434	N	N	23108 SE 230TH PL
001	667900	1080	1/15/04	\$245,224	1530	0	7	2003	3	6272	N	N	24032 236TH AV SE
001	667900	0060	10/1/04	\$256,000	1560	0	7	2003	3	4426	N	N	23625 SE 243RD PL
001	667900	0150	7/23/04	\$248,500	1560	0	7	2002	3	4232	N	N	23515 SE 243RD ST
001	667900	0750	5/19/03	\$252,078	1560	0	7	2003	3	5229	N	N	24119 235TH AV SE
001	072207	9117	6/10/04	\$285,000	1560	0	7	1986	3	52707	N	N	22205 286TH AV SE
001	667900	1360	2/10/04	\$239,900	1560	0	7	2002	3	6974	N	N	23727 243RD CT SE
001	885697	0340	9/13/04	\$230,000	1560	0	7	2002	3	3984	N	N	23011 SE 241ST PL
001	667900	0010	5/4/04	\$226,950	1560	0	7	2004	3	5116	N	N	23715 SE 243RD PL
001	667900	0640	6/17/03	\$228,563	1560	0	7	2003	3	4200	N	N	23522 SE 243RD ST
001	667900	0770	6/1/03	\$235,046	1560	0	7	2003	3	5874	N	N	24109 235TH AV SE
001	667900	0570	4/21/03	\$225,322	1560	0	7	2003	3	4531	N	N	23424 SE 243RD ST
001	667900	0030	6/26/03	\$219,432	1560	0	7	2003	3	4406	N	N	23707 SE 243RD PL
001	667900	0060	3/25/03	\$218,491	1560	0	7	2003	3	4426	N	N	23625 SE 243RD PL
001	885697	0080	5/5/03	\$219,900	1560	0	7	2003	3	3754	N	N	22912 240TH PL SE
001	885697	0920	11/18/03	\$217,500	1560	0	7	2001	3	4318	N	N	24118 230TH AV SE
001	667900	0100	1/31/03	\$218,498	1560	0	7	2003	3	4453	N	N	23609 SE 243RD PL
001	667900	0080	3/18/03	\$217,383	1560	0	7	2003	3	4440	N	N	23617 SE 243RD PL
001	667900	0620	5/2/03	\$217,090	1560	0	7	2003	3	4200	N	N	23514 SE 243RD ST
001	667900	0400	5/6/03	\$216,958	1560	0	7	2003	3	4200	N	N	23628 SE 243RD PL
001	667900	0360	4/7/03	\$216,701	1560	0	7	2003	3	4200	N	N	23612 SE 243RD PL
001	885697	0340	3/24/03	\$214,900	1560	0	7	2002	3	3984	N	N	23011 SE 241ST PL
001	667900	0710	6/13/03	\$219,660	1560	0	7	2003	3	5744	N	N	24209 235TH AV SE
001	667900	0440	6/8/04	\$212,315	1560	0	7	2004	3	4231	N	N	23712 SE 243RD PL
001	885697	0070	5/29/03	\$214,900	1560	0	7	2003	3	3819	N	N	22914 240TH PL SE
001	667900	0370	1/15/03	\$210,916	1560	0	7	2003	3	4200	N	N	23616 SE 243RD PL
001	885697	0930	6/9/04	\$212,000	1560	0	7	2001	3	3251	N	N	24114 230TH AV SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	667900	0420	7/8/03	\$210,000	1560	0	7	2003	3	4200	N	N	23704 SE 243RD PL
001	667900	0410	5/14/03	\$207,391	1560	0	7	2003	3	4200	N	N	23632 SE 243RD PL
001	667900	0720	1/29/03	\$218,921	1560	0	7	2003	3	5845	N	N	24203 234TH AV SE
001	885697	0330	5/24/04	\$210,000	1560	0	7	2002	3	3466	N	N	23009 SE 241ST PL
001	667900	0610	3/10/03	\$209,766	1560	0	7	2003	3	4200	N	N	23510 SE 243RD ST
001	667900	0390	7/30/03	\$209,670	1560	0	7	2003	3	4200	N	N	23624 SE 243RD PL
001	667900	0020	6/23/03	\$201,400	1560	0	7	2003	3	4401	N	N	23711 SE 243RD PL
001	439600	0220	10/21/03	\$240,000	1580	0	7	1968	4	16821	N	N	28619 SE 225TH ST
001	940715	0350	9/16/04	\$255,000	1600	0	7	1995	3	6250	N	N	24101 SE 261ST PL
001	885697	0960	7/18/03	\$232,000	1600	0	7	2003	3	3057	N	N	22925 240TH PL SE
001	885697	0220	8/9/04	\$227,999	1600	0	7	2000	3	3126	N	N	22913 SE 241ST PL
001	885697	0170	4/14/04	\$216,500	1600	0	7	2001	3	2945	N	N	22831 SE 241ST PL
001	885697	0040	10/15/03	\$220,347	1600	0	7	2003	3	3480	N	N	22922 SE 240TH PL
001	940715	0250	9/14/04	\$239,950	1600	0	7	1996	3	7936	N	N	24301 SE 261ST PL
001	885697	1010	4/23/03	\$217,950	1600	0	7	2003	3	2803	N	N	22910 241ST PL SE
001	885697	0030	12/22/03	\$216,000	1600	0	7	2003	3	3507	N	N	22926 SE 240TH PL
001	667900	1010	10/13/03	\$227,005	1600	0	7	2003	3	5250	N	N	24105 236TH AV SE
001	885697	0970	6/27/03	\$214,900	1600	0	7	2003	3	3209	N	N	22921 240TH PL SE
001	885697	1000	3/6/03	\$214,500	1600	0	7	2003	3	4271	N	N	22908 241ST PL SE
001	940715	0180	2/10/03	\$228,000	1600	0	7	1996	3	7980	N	N	24224 SE 261ST PL
001	667900	0970	12/19/03	\$248,550	1608	0	7	2003	3	5250	N	N	24127 236TH AV SE
001	152206	9074	3/23/04	\$265,000	1610	0	7	1959	4	95396	N	N	22851 244TH AV SE
001	242206	9094	10/31/03	\$274,000	1620	0	7	1980	3	133729	N	N	24907 267TH AV SE
001	667900	0660	10/17/03	\$230,755	1630	0	7	2003	3	7421	N	N	23521 SE 242ND PL
001	070570	0210	5/28/03	\$230,000	1650	0	7	1994	3	7047	N	N	24433 236TH CT SE
001	667900	0950	11/24/03	\$219,114	1650	0	7	2003	3	5854	N	N	24203 236TH AV SE
001	070570	0050	10/21/04	\$264,950	1660	0	7	1997	3	6679	N	N	23419 SE 244TH CT
001	070570	0080	6/22/04	\$254,500	1660	0	7	1993	3	7684	N	N	24448 234TH WY SE
001	070570	0720	6/18/04	\$249,500	1660	0	7	1995	3	7201	N	N	23803 SE 247TH PL
001	070570	0230	4/28/04	\$240,000	1660	0	7	1994	3	7776	N	N	24421 236TH CT SE
001	667900	1460	1/13/04	\$238,475	1660	0	7	2003	3	7459	N	N	24101 238TH AV SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	667900	1500	5/3/04	\$235,175	1660	0	7	2004	3	5250	N	N	24223 237TH WY SE
001	667900	1060	1/9/04	\$232,745	1660	0	7	2003	3	7388	N	N	24022 236TH AV SE
001	667900	1400	4/30/04	\$229,231	1660	0	7	2004	3	7527	N	N	24304 237TH WY SE
001	667900	1180	5/14/04	\$223,455	1660	0	7	2004	3	5302	N	N	23620 SE 242ND CT
001	667900	1140	3/11/04	\$222,875	1660	0	7	2004	3	5250	N	N	24118 236TH AV SE
001	667900	1020	12/17/03	\$219,425	1660	0	7	2003	3	5250	N	N	24101 236TH AV SE
001	667900	0820	4/22/04	\$219,955	1660	0	7	2004	3	4755	N	N	23428 SE 240TH PL
001	667900	0980	1/1/04	\$214,747	1660	0	7	2003	3	5250	N	N	24121 236TH AV SE
001	667900	0790	7/25/03	\$237,591	1670	0	7	2003	3	6275	N	N	24031 235TH AV SE
001	667900	0580	8/19/03	\$226,064	1670	0	7	2003	3	5042	N	N	23432 SE 243RD ST
001	667900	0110	3/4/03	\$219,467	1670	0	7	2003	3	4714	N	N	23605 SE 243RD PL
001	667900	0350	1/30/03	\$215,385	1670	0	7	2003	3	4200	N	N	23608 SE 243RD PL
001	667900	0040	7/3/03	\$213,508	1670	0	7	2003	3	4412	N	N	23703 SE 243RD PL
001	439600	0060	5/11/04	\$240,000	1680	0	7	1968	4	20506	N	N	22427 286TH AV SE
001	667900	0900	12/5/03	\$219,785	1680	0	7	2003	3	5250	N	N	24116 235TH AV SE
001	667900	0810	10/31/03	\$220,315	1680	0	7	2003	3	6341	N	N	23424 SE 240TH PL
001	070570	0140	8/24/04	\$277,500	1700	0	7	1997	3	6698	N	N	24429 235TH CT SE
001	070571	0500	8/27/04	\$265,000	1700	0	7	1996	3	6709	N	N	23812 SE 248TH ST
001	070571	0430	10/28/04	\$264,950	1700	0	7	1997	3	9029	N	N	24704 237TH PL SE
001	070573	0330	4/30/04	\$254,000	1700	0	7	2000	3	5979	N	N	23806 SE 249TH ST
001	070571	0160	8/3/04	\$254,000	1700	0	7	1995	3	8441	N	N	23406 SE 247TH CT
001	070571	0070	2/23/04	\$246,000	1700	0	7	1996	3	7195	N	N	23438 SE 246TH PL
001	070571	0850	2/7/03	\$242,000	1700	0	7	1995	3	7877	N	N	23385 SE 246TH PL
001	667900	0860	9/30/03	\$216,600	1700	0	7	2003	3	5550	N	N	24028 235TH AV SE
001	439600	0460	8/25/04	\$240,000	1740	0	7	1967	4	19912	N	N	22715 287TH PL SE
001	070573	0280	10/23/03	\$233,750	1740	0	7	1999	3	5267	N	N	23836 SE 249TH ST
001	102206	9187	6/19/03	\$320,000	1780	1250	7	1997	3	51836	N	N	22025 244TH AV SE
001	132206	9020	1/26/04	\$345,000	1790	0	7	1978	3	216057	N	N	22633 265TH AV SE
001	885695	0250	3/1/04	\$248,000	1810	0	7	1994	3	9492	N	N	24227 232ND PL SE
001	885695	0440	7/14/03	\$237,950	1810	0	7	1994	3	6845	N	N	23335 SE 243RD PL
001	885696	0190	3/10/03	\$254,500	1820	0	7	1995	3	9948	N	N	23216 SE 239TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	885695	0070	7/14/03	\$247,500	1820	0	7	1994	3	7912	N	N	24220 234TH WY SE
001	885696	0620	3/19/03	\$229,900	1820	0	7	1995	3	10002	N	N	23936 233RD WY SE
001	885697	0520	4/22/03	\$247,999	1830	0	7	2000	3	5994	N	N	24211 231ST PL SE
001	122206	9108	9/14/04	\$270,000	1840	0	7	1956	4	21621	N	N	21621 271ST PL SE
001	885697	0830	5/14/03	\$257,800	1850	0	7	2002	3	5700	N	N	24114 231ST AV SE
001	885697	0710	12/10/03	\$253,500	1850	0	7	2001	3	5321	N	N	24026 231ST PL SE
001	885695	0060	8/11/04	\$269,000	1860	0	7	1994	3	9296	N	N	24224 234TH WY SE
001	667900	1350	5/10/04	\$254,900	1860	0	7	2002	3	6569	N	N	23731 243RD CT SE
001	885695	0410	3/11/04	\$257,000	1860	0	7	1994	3	7737	N	N	23326 SE 243RD PL
001	667900	0650	6/7/04	\$249,800	1860	0	7	2003	3	4833	N	N	23526 SE 243RD ST
001	885696	0030	7/14/03	\$255,000	1860	0	7	1994	3	12702	N	N	23946 234TH PL SE
001	885696	0110	10/13/03	\$253,900	1860	0	7	1994	3	7728	N	N	23420 SE 239TH CT
001	885696	0430	2/4/04	\$249,500	1860	0	7	1995	3	10096	N	N	23232 SE 241ST CT
001	885697	0530	11/14/03	\$257,950	1860	0	7	2000	3	5321	N	N	24217 231ST PL SE
001	885696	0290	10/13/04	\$279,999	1870	0	7	1995	3	8345	N	N	23921 232ND PL SE
001	885696	0210	5/24/04	\$261,000	1870	0	7	1995	3	9004	N	N	23848 232ND CT SE
001	885696	0360	2/19/03	\$246,000	1870	0	7	1995	3	7700	N	N	24113 232ND PL SE
001	667900	0920	2/2/04	\$234,095	1910	0	7	2003	3	5250	N	N	24126 235TH AV SE
001	667900	0990	2/6/04	\$262,500	1920	0	7	2003	3	5250	N	N	24117 236TH AV SE
001	355800	0170	5/13/03	\$239,950	1920	0	7	2002	3	4600	N	N	23818 SE 248TH PL
001	355800	0110	5/28/03	\$239,950	1920	0	7	2002	3	5127	N	N	24801 240TH LN SE
001	885697	0570	10/21/04	\$292,000	1940	0	7	2000	3	7107	N	N	24232 231ST PL SE
001	070571	0650	9/10/04	\$275,000	1950	0	7	1995	3	7000	N	N	23711 SE 248TH ST
001	070571	0520	3/18/04	\$263,000	1950	0	7	1996	3	7961	N	N	23828 SE 248TH ST
001	070571	0370	7/22/04	\$254,950	1950	0	7	1996	3	7566	N	N	23714 SE 248TH ST
001	070571	0670	6/12/03	\$248,000	1950	0	7	1995	3	7000	N	N	23437 SE 248TH ST
001	208520	0575	2/19/04	\$294,950	1960	0	7	1996	3	7192	N	Y	23207 LOWER DORRE DON WY SE
001	667900	1040	11/4/03	\$243,982	1960	0	7	2003	3	5174	N	N	23514 SE 240TH PL
001	667900	0910	10/23/03	\$234,428	1960	0	7	2003	3	5250	N	N	24120 235TH AV SE
001	667900	0840	10/31/03	\$231,490	1960	0	7	2003	3	5216	N	N	23504 SE 240TH PL
001	667900	0930	10/20/03	\$231,045	1960	0	7	2003	3	5250	N	N	24130 235TH AV SE

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Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	667900	0890	10/9/03	\$229,670	1960	0	7	2003	3	5250	N	N	24110 235TH AV SE
001	092206	9078	8/19/04	\$277,700	1980	0	7	1968	4	80586	N	N	21940 225TH PL SE
001	667900	0870	9/25/03	\$226,605	2000	0	7	2003	3	5250	N	N	24100 235TH AV SE
001	070570	0200	8/10/04	\$269,950	2010	0	7	1994	3	8490	N	N	24439 236TH CT SE
001	070570	0200	7/3/03	\$253,000	2010	0	7	1994	3	8490	N	N	24439 236TH CT SE
001	070570	0930	4/21/03	\$248,000	2010	0	7	1993	3	6991	N	N	23409 SE 245TH ST
001	885697	0720	7/23/04	\$279,950	2020	0	7	2001	3	6519	N	N	24024 231ST PL SE
001	070570	0420	6/28/04	\$258,500	2020	0	7	1994	3	8121	N	N	23833 SE 245TH ST
001	885697	0380	10/1/03	\$269,900	2020	0	7	2002	3	5538	N	N	24201 231ST AV SE
001	070570	0340	3/1/04	\$260,000	2020	0	7	1994	3	11357	N	N	23810 SE 245TH ST
001	070570	0300	8/18/03	\$230,500	2020	0	7	1994	3	8868	N	N	24424 237TH CT SE
001	182207	9030	7/30/03	\$305,950	2110	0	7	1984	3	90169	N	N	28259 SE 224TH ST
001	242206	9090	10/11/04	\$359,000	2150	0	7	1983	4	83199	N	N	24916 267TH AV SE
001	070570	0580	7/16/03	\$269,500	2170	0	7	1995	3	9743	N	N	23825 SE 246TH ST
001	070570	0650	4/16/03	\$260,000	2170	0	7	1995	3	8378	N	N	23840 SE 247TH PL
001	070573	0100	8/10/04	\$284,950	2180	0	7	2000	3	5000	N	N	23929 SE 249TH ST
001	885697	0680	10/5/04	\$289,000	2180	0	7	2001	3	5702	N	N	24108 231ST PL SE
001	070573	0210	6/21/04	\$281,500	2180	0	7	2000	3	6988	N	N	24814 239TH CT SE
001	070573	0050	7/21/04	\$277,500	2180	0	7	1999	3	5000	N	N	23831 SE 249TH ST
001	885697	0460	8/30/03	\$275,000	2180	0	7	2001	3	5001	N	N	24206 231ST AV SE
001	070573	0310	5/24/04	\$263,000	2180	0	7	1999	3	4516	N	N	23818 SE 249TH ST
001	885697	0620	7/25/03	\$266,900	2180	0	7	2000	3	5705	N	N	24206 231ST PL SE
001	667900	1450	4/29/04	\$259,990	2180	0	7	2004	3	7180	N	N	24216 237TH WY SE
001	667900	1100	2/3/04	\$258,065	2180	0	7	2003	3	6250	N	N	24104 236TH AV SE
001	355800	0140	1/7/03	\$255,000	2180	0	7	2002	3	4790	N	N	23834 SE 248TH PL
001	885697	0690	7/28/03	\$265,000	2180	0	7	2001	3	5702	N	N	24104 231ST PL SE
001	355800	0160	5/15/03	\$252,950	2180	0	7	2002	3	4600	N	N	23822 SE 248TH PL
001	070573	0180	9/11/03	\$255,000	2180	0	7	2000	3	5367	N	N	23906 SE 249TH ST
001	667900	1440	3/22/04	\$246,060	2180	0	7	2004	3	5250	N	N	24222 237TH WY SE
001	070573	0260	7/3/03	\$244,000	2180	0	7	2000	3	6439	N	N	24823 239TH CT SE
001	070571	0830	7/9/04	\$288,500	2190	0	7	1995	3	7926	N	N	23397 SE 246TH PL

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Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	070571	0210	10/18/04	\$285,000	2190	0	7	1995	3	8529	N	N	23436 SE 247TH CT
001	070571	0680	10/28/03	\$275,000	2190	0	7	1995	3	7000	N	N	23431 SE 248TH ST
001	070571	0320	2/20/04	\$272,000	2190	0	7	1995	3	7150	N	N	23422 SE 248TH ST
001	070571	0580	6/11/03	\$263,000	2190	0	7	1996	3	8839	N	N	23821 SE 248TH ST
001	070571	0860	8/29/03	\$257,890	2190	0	7	1995	3	10314	N	N	23381 SE 246TH PL
001	070570	0060	3/26/03	\$258,000	2190	0	7	1997	3	8662	N	N	23413 SE 244TH CT
001	667900	0230	10/20/04	\$284,800	2200	0	7	2002	3	6801	N	N	23420 SE 243RD PL
001	667900	1340	4/27/04	\$285,900	2200	0	7	2002	3	7038	N	N	23736 243RD CT SE
001	070571	0910	8/13/04	\$283,000	2200	0	7	1995	3	7280	N	N	24519 234TH WY SE
001	070571	0140	3/9/04	\$282,000	2200	0	7	1996	3	8058	N	N	23413 SE 246TH PL
001	667900	0730	6/12/03	\$266,336	2200	0	7	2003	3	5752	N	N	24131 235TH AV SE
001	070571	0510	9/19/03	\$269,527	2200	0	7	1996	3	7259	N	N	23820 SE 248TH ST
001	667900	0460	1/10/03	\$254,000	2200	0	7	2003	3	4251	N	N	23523 SE 243RD ST
001	070571	0380	11/7/03	\$265,000	2200	0	7	1997	3	9053	N	N	24715 237TH PL SE
001	667900	0430	10/10/03	\$253,172	2200	0	7	2003	3	4200	N	N	23708 SE 243RD PL
001	070571	0330	11/18/03	\$263,000	2200	0	7	1995	3	7150	N	N	23428 SE 248TH ST
001	667900	0630	3/14/03	\$250,366	2200	0	7	2003	3	4200	N	N	23518 SE 243RD ST
001	667900	0520	2/13/03	\$249,205	2200	0	7	2003	3	4615	N	N	23433 SE 243RD ST
001	940715	0360	11/20/03	\$236,950	2200	0	7	1996	3	6250	N	N	24039 SE 261ST PL
001	667900	0070	3/12/03	\$244,047	2200	0	7	2003	3	4433	N	N	23621 SE 243RD PL
001	667900	0050	6/20/03	\$243,633	2200	0	7	2003	3	4419	N	N	23629 SE 243RD PL
001	667900	0590	2/24/03	\$240,000	2200	0	7	2003	3	4059	N	N	23502 SE 243RD ST
001	667900	0800	5/28/03	\$245,267	2200	0	7	2003	3	6564	N	N	24025 235TH AV SE
001	667900	0380	3/3/03	\$235,545	2200	0	7	2003	3	4200	N	N	23620 SE 243RD PL
001	667900	0760	5/13/03	\$242,400	2200	0	7	2003	3	5229	N	N	24115 235TH AV SE
001	070570	0290	6/20/03	\$237,000	2220	0	7	1994	3	10261	N	N	24425 237TH CT SE
001	667900	1070	2/2/04	\$291,037	2240	0	7	2003	3	6228	N	N	24028 236TH AV SE
001	667900	1030	9/22/03	\$253,087	2260	0	7	2003	3	5546	N	N	24027 236TH AV SE
001	667900	0850	11/24/03	\$246,033	2260	0	7	2003	3	5184	N	N	23508 SE 240TH PL
001	667900	1330	1/27/04	\$277,900	2330	0	7	2002	3	7599	N	N	23732 243RD PL SE
001	112206	9156	5/24/04	\$353,000	2330	0	7	1978	4	86248	N	N	22031 250TH PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	667900	1280	4/19/04	\$282,140	2350	0	7	2004	3	7537	N	N	23718 SE 243RD ST
001	667900	1540	6/1/04	\$279,385	2350	0	7	2004	3	5662	N	N	24243 237TH WY SE
001	667900	1270	5/12/04	\$277,805	2350	0	7	2004	3	7907	N	N	23714 SE 243RD ST
001	667900	0880	3/3/04	\$259,251	2350	0	7	2004	3	5250	N	N	24104 235TH AV SE
001	667900	1420	5/11/04	\$247,800	2350	0	7	2004	3	5250	N	N	24232 237TH WY SE
001	012206	9082	7/26/04	\$420,000	2440	0	7	1966	4	108464	Y	N	26635 SE 196TH ST
001	667900	0830	3/8/04	\$269,000	2450	0	7	2004	3	5432	N	N	23432 SE 240TH PL
001	667900	0960	10/7/03	\$288,380	2500	0	7	2003	3	5264	N	N	24131 236TH AV SE
001	667900	1530	6/4/04	\$271,366	2500	0	7	2004	3	5250	N	N	24237 237TH WY SE
001	667900	0090	5/16/03	\$267,100	2590	0	7	2003	3	4447	N	N	23613 SE 243RD PL
001	667900	0780	6/5/03	\$269,619	2590	0	7	2003	3	6275	N	N	24103 235TH AV SE
001	667900	1200	4/8/04	\$303,227	2610	0	7	2004	3	6250	N	N	23624 SE 242ND CT
001	667900	1320	2/20/04	\$294,900	2610	0	7	2002	3	9303	N	N	23728 243RD CT SE
001	667900	1130	4/16/04	\$287,197	2610	0	7	2004	3	6515	N	N	24112 236TH AV SE
001	667900	1110	1/30/04	\$284,045	2610	0	7	2003	3	7975	N	N	24106 236TH AV SE
001	667900	1160	6/17/04	\$273,130	2610	0	7	2004	3	6297	N	N	24130 237TH WY SE
001	667900	1520	4/29/04	\$321,620	2630	0	7	2004	3	5250	N	N	24233 237TH WY SE
001	667900	1150	3/23/04	\$292,245	2630	0	7	2004	3	6098	N	N	24128 237TH WY SE
001	667900	1380	3/4/04	\$304,900	2700	0	7	2002	3	7522	N	N	23724 243RD CT SE
001	667900	0680	11/3/03	\$300,345	2720	0	7	2003	3	6300	N	N	23509 SE 242ND PL
001	667900	1170	3/1/04	\$271,455	2720	0	7	2004	3	7619	N	N	23618 237TH WY SE
001	667900	0940	11/10/03	\$263,290	2720	0	7	2003	3	5546	N	N	24202 235TH AV SE
001	667900	1480	11/11/03	\$323,933	2730	0	7	2003	3	6300	N	N	24213 237TH WY SE
001	667900	1090	7/13/04	\$296,010	2730	0	7	2004	3	6437	N	N	24100 236TH AV SE
001	667900	1000	12/10/03	\$281,962	2730	0	7	2003	3	5250	N	N	24111 236TH AV SE
001	667900	1370	7/20/04	\$289,570	2890	0	7	2004	3	6085	N	N	23723 243RD CT SE
001	667900	1310	3/17/04	\$328,085	2970	0	7	2004	3	11406	N	N	23719 SE 243RD ST
001	667900	1250	4/6/04	\$320,934	2980	0	7	2004	3	8750	N	N	23631 SE 242ND CT
001	667900	0690	5/20/04	\$315,000	2980	0	7	2004	3	6345	N	N	23503 SE 242ND PL
001	667900	1470	12/19/03	\$322,989	2990	0	7	2003	3	6300	N	N	24207 237TH WY SE
001	667900	1510	5/26/04	\$306,980	2990	0	7	2004	3	5250	N	N	24227 237TH WY SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	338838	0080	9/1/04	\$595,000	3040	0	7	1990	3	181209	N	N	21610 290TH AV SE
001	667900	1190	4/23/04	\$333,260	3120	0	7	2004	3	7821	N	N	23622 SE 242ND CT
001	667900	1260	4/7/04	\$313,820	3120	0	7	2004	3	8750	N	N	23710 SE 243RD ST
001	667900	1050	12/11/03	\$311,607	3120	0	7	2003	3	6947	N	N	23518 SE 240TH PL
001	667900	1290	3/29/04	\$334,972	3170	0	7	2004	3	7705	N	N	23723 SE 243RD ST
001	667900	1410	4/27/04	\$315,525	3170	0	7	2004	3	7180	N	N	24236 237TH WY SE
001	667900	1120	4/1/04	\$323,565	3300	0	7	2004	3	5412	N	N	24108 236TH AV SE
001	667900	0700	9/29/03	\$333,850	3460	0	7	2003	3	6481	N	N	23433 SE 242ND PL
001	667900	1390	7/26/04	\$320,900	3460	0	7	2002	3	7133	N	N	24308 237TH PL SE
001	072207	9120	12/29/03	\$427,000	3680	0	7	1984	3	54885	N	N	22015 286TH AV SE
001	667900	1490	11/14/03	\$345,745	3800	0	7	2003	3	6300	N	N	24219 237TH WY SE
001	667900	1230	4/5/04	\$383,020	3850	0	7	2004	3	8764	N	N	23623 SE 242ND CT
001	667900	1300	2/23/04	\$391,955	4130	0	7	2004	3	9176	N	N	23721 SE 243RD ST
001	667900	1220	3/18/04	\$366,440	4130	0	7	2004	3	7804	N	N	23632 SE 242ND CT
001	667900	1240	3/15/04	\$363,515	4130	0	7	2004	3	9300	N	N	23627 SE 242ND CT
001	667900	1210	2/24/04	\$346,065	4130	0	7	2004	3	7817	N	N	23628 SE 242ND CT
001	667900	1430	4/1/04	\$327,180	4130	0	7	2004	3	6825	N	N	24226 237TH WY SE
001	667900	0670	9/25/03	\$329,770	4220	0	7	2003	3	6300	N	N	23515 SE 242ND PL
001	142206	9033	8/1/03	\$300,000	1480	960	8	1981	4	49658	N	N	22424 253RD AV SE
001	147157	0030	5/6/04	\$449,990	1530	550	8	1994	3	72465	N	N	24230 242ND WY SE
001	122206	9178	7/12/04	\$450,850	1590	850	8	1991	3	108464	N	N	21815 266TH PL SE
001	362307	9028	5/17/04	\$324,950	1610	0	8	1984	4	109771	N	N	37108 SE 191ST ST
001	122206	9085	7/13/04	\$430,000	1840	0	8	1976	4	152024	N	N	26024 SE 220TH ST
001	232206	9150	7/28/04	\$330,000	1860	0	8	1996	3	43507	N	N	25015 255TH PL SE
001	232206	9172	6/13/03	\$287,000	1860	0	8	1991	3	38386	N	N	25114 255TH PL SE
001	146740	0170	5/27/04	\$510,000	1900	1100	8	2003	3	322344	Y	N	24025 254TH AV SE
001	232206	9169	4/8/04	\$276,950	1930	0	8	1991	3	65870	N	N	25041 255TH PL SE
001	885764	0530	8/1/03	\$272,250	1940	0	8	2002	3	2783	N	N	23617 230TH PL SE
001	152206	9092	11/21/03	\$320,000	1940	0	8	1978	4	96267	N	N	23125 244TH AV SE
001	122206	9140	10/20/04	\$595,000	1980	1240	8	1979	4	187308	N	N	20821 262ND AV SE
001	885764	0510	2/25/03	\$319,950	2030	0	8	2002	3	5387	N	N	23613 230TH PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	885764	0640	8/10/04	\$327,500	2070	0	8	2001	3	3531	N	N	23725 230TH PL SE
001	242206	9059	6/16/04	\$366,950	2070	0	8	1990	3	78843	N	N	27503 SE 247TH ST
001	885764	0520	4/14/03	\$319,000	2070	0	8	2002	3	4025	N	N	23615 230TH PL SE
001	242206	9028	3/7/03	\$355,000	2080	0	8	1966	3	180338	Y	N	25406 LANDSBURG RD SE
001	512621	0020	7/1/04	\$390,000	2100	0	8	1986	4	104108	N	N	23101 262ND AV SE
001	885764	0680	8/31/04	\$317,500	2110	0	8	2001	3	5145	N	N	23733 230TH PL SE
001	885764	0460	4/14/04	\$330,000	2140	0	8	2002	3	3054	N	N	23620 230TH PL SE
001	262206	9021	10/23/03	\$280,000	2170	0	8	1978	3	41162	N	N	24610 SE SUMMIT-LANDSBURG RD
001	885764	0540	3/23/04	\$310,000	2250	0	8	2002	3	3615	N	N	23621 230TH PL SE
001	885764	0570	10/8/04	\$314,950	2270	0	8	2004	3	3502	N	N	23631 230TH PL SE
001	885764	0370	8/29/03	\$292,500	2280	0	8	2002	3	3389	N	N	23722 230TH PL SE
001	885764	0580	9/22/04	\$335,000	2310	0	8	2004	3	3591	N	N	23633 230TH PL SE
001	512621	0290	5/11/04	\$380,000	2310	0	8	1990	3	121968	N	N	23628 266TH AV SE
001	885764	0450	4/18/03	\$317,000	2360	0	8	2002	3	4019	N	N	23622 230TH PL SE
001	062207	9122	9/12/03	\$359,500	2380	0	8	1986	3	217800	N	N	19515 290TH AV SE
001	885764	0890	1/16/03	\$326,590	2380	0	8	2002	3	6408	N	N	23025 SE 238TH ST
001	062207	9099	9/20/04	\$500,000	2390	0	8	1975	4	43560	Y	N	20515 289TH AV SE
001	885764	0070	4/26/04	\$360,000	2400	0	8	2001	3	5683	N	N	32926 231ST PL SE
001	222206	9042	9/9/04	\$335,000	2400	320	8	1985	3	63162	N	N	24806 238TH PL SE
001	885764	0050	9/28/04	\$360,000	2460	0	8	2001	3	6251	N	N	23125 SE 239TH PL
001	156091	0080	3/18/03	\$375,000	2530	0	8	1979	3	28395	N	N	24112 SE 225TH ST
001	885764	0770	6/17/03	\$329,950	2590	0	8	2002	3	6918	N	N	23921 230TH PL SE
001	072207	9086	1/3/03	\$439,000	2730	0	8	1974	4	112384	N	N	21005 284TH AV SE
001	132206	9082	7/21/04	\$475,000	2800	0	8	1983	3	60112	N	N	22831 276TH AV SE
001	885764	0090	9/9/04	\$425,000	2830	0	8	2002	3	6032	N	N	23914 231ST PL SE
001	885764	0170	4/24/03	\$362,500	2830	0	8	2003	3	6536	N	N	23732 231ST PL SE
001	885764	0100	3/21/03	\$339,950	2830	0	8	2002	3	6504	N	N	22908 231ST PL SE
001	885764	0090	1/27/03	\$337,450	2830	0	8	2002	3	6032	N	N	23914 231ST PL SE
001	885764	0760	4/7/04	\$390,000	2840	0	8	2002	3	6969	N	N	23915 230TH PL SE
001	885764	0010	3/10/04	\$376,800	2840	0	8	2002	3	6882	N	N	23101 SE 239TH PL
001	885764	0060	3/26/03	\$323,950	2860	0	8	2002	3	6970	N	N	23129 SE 239TH PL

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	885764	0780	2/19/03	\$329,950	2895	0	8	2002	3	6006	N	N	23927 230TH PL SE
001	885764	0700	3/26/03	\$337,950	2920	0	8	2002	3	6890	N	N	23003 SE 238TH ST
001	132206	9075	1/6/03	\$397,000	2980	0	8	1985	3	92782	N	N	26216 SE 230TH ST
001	885764	0160	8/6/04	\$428,500	2990	0	8	2003	3	6594	N	N	23806 231ST PL SE
001	885764	0160	2/13/03	\$367,950	2990	0	8	2003	3	6594	N	N	23806 231ST PL SE
001	102206	9027	8/11/03	\$360,000	3020	0	8	1996	3	51828	N	N	22009 244TH AV SE
001	512621	0720	12/18/03	\$505,000	4170	0	8	1986	4	105850	N	N	26217 SE 230TH ST
001	147157	0220	3/12/03	\$415,000	2070	620	9	1995	3	43872	N	N	24009 SE 241ST ST
001	512621	0160	4/20/04	\$448,000	2110	900	9	1988	3	101930	Y	N	23745 262ND PL SE
001	259172	0010	2/13/03	\$370,000	2220	0	9	1989	3	38489	N	N	23710 SE 253RD PL
001	156092	0240	11/17/03	\$395,000	2350	0	9	1985	3	35100	Y	N	23329 SE 225TH ST
001	156092	0240	1/29/03	\$370,000	2350	0	9	1985	3	35100	Y	N	23329 SE 225TH ST
001	156092	0440	3/3/04	\$385,000	2360	0	9	1986	3	36292	N	N	22435 236TH AV SE
001	794128	0030	11/3/03	\$454,500	2390	0	9	1992	4	25492	N	N	25622 243RD CT SE
001	156091	0220	7/10/03	\$345,000	2420	0	9	1983	3	35100	N	N	24131 SE 225TH ST
001	856730	0170	10/19/04	\$390,600	2430	0	9	1986	3	40618	N	N	23301 SE 219TH ST
001	156092	0210	4/9/04	\$415,000	2430	0	9	1984	3	36348	Y	N	23413 SE 225TH ST
001	156093	0050	6/11/04	\$450,000	2510	0	9	1994	3	35255	Y	N	23725 SE 221ST ST
001	156092	0350	5/23/03	\$445,000	2530	0	9	1991	3	39707	N	N	22218 233RD AV SE
001	512621	0120	7/21/03	\$430,000	2570	0	9	1986	3	109335	N	N	23717 262ND PL SE
001	885764	0300	9/22/03	\$375,000	2620	0	9	2003	3	7563	N	N	23731 231ST PL SE
001	885764	0180	7/29/03	\$369,950	2620	0	9	2003	3	6346	N	N	23726 231ST PL SE
001	512621	0480	6/1/04	\$445,000	2630	0	9	1991	3	121096	N	N	26604 SE 230TH ST
001	156092	0060	12/12/03	\$391,000	2670	0	9	1986	3	32945	N	N	22611 238TH PL SE
001	885764	0250	3/14/03	\$389,950	2710	0	9	2002	3	11278	N	N	23724 231ST CT SE
001	147157	0370	4/22/03	\$429,950	2720	0	9	1995	3	43200	N	N	23902 SE 243RD ST
001	147157	0280	8/20/03	\$517,128	2740	1880	9	1995	3	47460	N	N	24205 242ND WY SE
001	259172	0060	9/10/03	\$435,000	2780	0	9	1989	3	43527	N	N	23750 SE 253RD PL
001	885764	0190	9/27/04	\$455,000	2790	0	9	2002	4	8828	N	N	23720 231ST CT SE
001	122206	9193	4/17/03	\$465,000	2790	0	9	1998	3	174240	N	N	26122 SE 220TH ST
001	156092	0390	8/18/03	\$520,000	2860	0	9	1986	4	38487	N	N	23318 SE 225TH ST

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Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	512621	0340	3/7/03	\$390,000	2870	0	9	1987	3	113256	N	N	23400 264TH AV SE
001	885764	0230	7/1/04	\$464,950	2980	0	9	2003	3	10178	N	N	23704 231ST CT SE
001	885764	0210	2/14/03	\$424,950	2980	0	9	2003	3	10179	N	N	23716 231ST CT SE
001	885764	0230	3/19/03	\$419,950	2980	0	9	2003	3	10178	N	N	23704 231ST CT SE
001	885764	0310	7/17/03	\$399,950	3020	0	9	2003	3	7405	N	N	23108 SE 238TH ST
001	885764	0270	7/17/03	\$382,000	3030	0	9	2002	3	10489	N	N	23711 231ST CT SE
001	232206	9117	7/25/03	\$514,450	3050	0	9	2003	3	80150	N	N	24428 SE 248TH ST
001	112206	9040	4/15/04	\$470,000	3050	0	9	1991	3	128937	N	N	25528 SE 224TH ST
001	156093	0450	3/16/04	\$460,000	3090	0	9	1990	3	67082	N	N	22040 238TH PL SE
001	885764	0280	2/13/03	\$405,950	3120	0	9	2003	3	8366	N	N	23715 231ST CT SE
001	222206	9043	5/28/03	\$465,000	3130	0	9	1992	3	104108	N	N	24023 SE 244TH ST
001	885764	0320	5/27/03	\$405,950	3130	0	9	2002	3	8060	N	N	23100 SE 238TH ST
001	147157	0310	6/10/03	\$450,000	3160	0	9	1994	3	36367	N	N	24018 SE 243RD ST
001	156093	0540	9/16/03	\$455,000	3180	0	9	1989	3	35093	Y	N	22200 238TH PL SE
001	885764	0290	1/16/04	\$450,000	3260	0	9	2003	3	7556	N	N	23725 231ST CT SE
001	102206	9193	10/29/03	\$569,950	3420	0	9	2003	4	43568	N	N	23107 SE 222ND ST
001	122206	9026	5/22/04	\$509,950	3430	0	9	1995	3	77536	Y	N	27524 SE 213TH ST
001	885764	0220	7/8/03	\$439,950	3570	0	9	2003	3	10178	N	N	23708 231ST CT SE
001	885764	0240	8/1/03	\$433,650	3570	0	9	2003	3	9273	N	N	23630 231ST CT SE
001	856730	0130	8/15/03	\$570,000	3720	0	9	1986	4	35040	N	N	21929 234TH AV SE
001	732635	0020	1/9/04	\$475,000	2690	0	10	1991	3	35181	N	N	23102 SE 222ND ST
001	259172	0180	6/22/04	\$495,000	2970	0	10	1989	3	43762	N	N	24320 SE 256TH ST
001	732635	0030	2/26/03	\$549,000	3230	0	10	1991	3	35115	N	N	23010 SE 222ND ST
001	732635	0100	8/20/04	\$563,000	3280	0	10	1992	3	35712	N	N	23036 SE 220TH PL
001	259172	0200	7/11/03	\$490,000	3500	0	10	1989	3	35279	N	N	25518 242ND PL SE
001	156093	0210	4/10/03	\$575,000	3630	0	10	1989	3	39856	Y	N	23521 SE 221ST ST
001	156093	0410	12/3/03	\$619,500	4180	0	10	1994	3	35100	N	N	22055 238TH PL SE
001	112206	9043	7/19/04	\$879,950	4930	0	10	2002	3	184258	N	N	22217 255TH AV SE
001	156092	0470	3/31/03	\$800,000	2430	1190	11	2000	3	37294	Y	N	22416 236TH AV SE
001	112206	9100	4/25/03	\$987,000	3400	0	11	1994	3	104544	N	N	21860 244TH AV SE
001	156092	0450	5/22/03	\$800,000	4180	0	11	1998	3	35169	N	N	22419 236TH AV SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	156093	0240	11/7/03	\$860,000	4240	0	11	1996	3	45738	Y	N	23429 SE 221ST ST
001	156093	0426	4/6/04	\$1,000,000	6220	0	11	1995	3	80475	Y	N	22061 238TH PL SE
006	928380	0210	7/30/04	\$260,000	800	0	5	1963	3	11972	Y	Y	29800 224TH AV SE
006	042106	9077	9/24/04	\$161,500	860	0	5	1961	4	41818	N	N	29803 222ND AV SE
006	615180	0585	6/3/03	\$163,000	890	0	6	1974	4	31500	N	N	21711 SE 288TH ST
006	278125	0520	10/17/03	\$156,990	890	0	6	2003	3	2693	N	N	28143 238TH AV SE
006	278125	0880	4/1/04	\$169,000	910	0	6	2004	3	2550	N	N	28116 239TH PL SE
006	278125	0820	2/12/04	\$165,420	910	0	6	2003	3	2550	N	N	28140 239TH PL SE
006	278125	0620	12/21/03	\$157,080	910	0	6	2003	3	2835	N	N	23821 SE 282ND ST
006	278125	0700	1/23/04	\$159,945	910	0	6	2003	3	3263	N	N	23915 SE 282ND ST
006	278125	0580	11/18/03	\$154,950	910	0	6	2003	3	2786	N	N	23805 SE 282ND ST
006	615180	0618	12/19/03	\$220,000	980	0	6	1972	4	18530	N	N	28924 220TH PL SE
006	439220	0190	8/21/03	\$176,000	1010	0	6	1975	4	10920	N	N	30520 224TH AV SE
006	439220	0185	9/12/03	\$172,000	1010	0	6	1975	4	10465	N	N	30512 224TH AV SE
006	255818	0090	7/24/03	\$193,500	1130	0	6	1974	4	17618	N	N	27805 217TH AV SE
006	278125	0650	12/21/03	\$180,846	1170	0	6	2003	3	3027	N	N	23833 SE 282ND ST
006	278125	0860	3/22/04	\$179,490	1180	0	6	2004	3	2550	N	N	28124 239TH PL SE
006	278125	0780	2/9/04	\$176,205	1180	0	6	2003	3	3102	N	N	28202 239TH PL SE
006	278125	0740	4/23/04	\$181,715	1180	0	6	2004	3	3300	N	N	28218 239TH PL SE
006	278125	0500	10/6/03	\$160,400	1180	0	6	2003	3	2693	N	N	28135 238TH AV SE
006	439220	0340	5/11/04	\$178,000	1200	0	6	1973	4	11340	N	N	22519 SE 304TH PL
006	278125	0560	11/12/03	\$177,000	1200	0	6	2003	3	3624	N	N	28213 238TH AV SE
006	278125	0480	4/27/04	\$199,950	1310	0	6	2003	3	2693	N	N	28127 238TH AV SE
006	278125	0800	7/8/04	\$189,950	1310	0	6	2003	3	2550	N	N	28148 239TH PL SE
006	278125	0900	4/12/04	\$187,950	1310	0	6	2004	3	2841	N	N	28108 239TH PL SE
006	278125	0760	5/12/04	\$190,770	1310	0	6	2004	3	3300	N	N	28210 239TH PL SE
006	278125	0840	2/19/04	\$185,140	1310	0	6	2003	3	2550	N	N	28132 239TH PL SE
006	278125	0600	12/1/03	\$183,228	1310	0	6	2003	3	2749	N	N	23813 SE 282ND ST
006	278125	0720	1/28/04	\$182,110	1310	0	6	2003	3	4848	N	N	23923 SE 282ND ST
006	278125	0680	12/23/03	\$180,495	1310	0	6	2003	3	2818	N	N	23907 SE 282ND ST
006	278125	0640	12/16/03	\$178,140	1310	0	6	2003	3	3008	N	N	23829 SE 282ND ST

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278125	0470	4/8/04	\$204,950	1360	0	6	2003	3	2693	N	N	28123 238TH AV SE
006	278125	0750	4/15/04	\$198,750	1360	0	6	2004	3	3300	N	N	28214 239TH PL SE
006	278125	0890	4/5/04	\$193,355	1360	0	6	2004	3	2550	N	N	28112 239TH PL SE
006	278125	0590	12/7/03	\$185,310	1360	0	6	2003	3	2738	N	N	23980 SE 282ND ST
006	278125	0630	12/18/03	\$182,810	1360	0	6	2003	3	2911	N	N	23825 SE 282ND ST
006	278125	0830	2/20/04	\$189,170	1370	0	6	2003	3	2550	N	N	28136 239TH PL SE
006	278125	0790	2/4/04	\$190,395	1370	0	6	2003	3	2649	N	N	28152 239TH PL SE
006	278125	0710	1/27/04	\$189,835	1370	0	6	2003	3	3522	N	N	23919 SE 282ND ST
006	278125	0670	12/26/03	\$184,180	1370	0	6	2003	3	2715	N	N	23903 SE 282ND ST
006	278125	0510	11/17/03	\$189,359	1410	0	6	2003	3	2693	N	N	28139 238TH AV SE
006	278125	0660	12/18/03	\$207,850	1430	0	6	2003	3	2833	N	N	23837 SE 282ND ST
006	278125	0730	4/19/04	\$209,220	1430	0	6	2004	3	4667	N	N	28222 239TH PL SE
006	278125	0850	3/23/04	\$199,820	1430	0	6	2004	3	2550	N	N	28128 239TH PL SE
006	278125	0490	7/31/04	\$195,950	1430	0	6	2003	3	2693	N	N	28131 238TH AV SE
006	278125	0770	2/5/04	\$196,010	1430	0	6	2003	3	3300	N	N	28206 239TH PL SE
006	278125	0490	11/4/03	\$184,950	1430	0	6	2003	3	2693	N	N	28131 238TH AV SE
006	278125	0550	11/12/03	\$188,465	1460	0	6	2003	3	2693	N	N	28209 238TH AV SE
006	278125	0870	4/6/04	\$198,680	1470	0	6	2004	3	2550	N	N	28120 239TH PL SE
006	278125	0810	2/12/04	\$197,395	1470	0	6	2003	3	2550	N	N	28144 239TH PL SE
006	278125	0610	12/15/03	\$194,775	1470	0	6	2003	3	2781	N	N	23817 SE 282ND ST
006	278125	0570	1/5/04	\$193,590	1470	0	6	2003	3	3200	N	N	23801 SE 282ND ST
006	278125	0690	1/20/04	\$192,150	1470	0	6	2003	3	3028	N	N	23911 SE 282ND ST
006	615180	0606	9/24/04	\$187,950	1520	0	6	1971	4	12246	N	N	21927 SE 288TH ST
006	928380	0110	7/1/04	\$295,000	740	0	7	1981	4	13176	Y	Y	22541 SE 298TH ST
006	202570	0290	3/25/03	\$198,500	950	380	7	1993	3	5937	N	N	28324 229TH AV SE
006	253870	0170	5/18/04	\$182,500	960	0	7	1962	4	19500	N	N	23104 SE 287TH ST
006	615180	0465	3/31/04	\$185,000	960	0	7	1978	4	20349	N	N	22035 SE 295TH PL
006	042106	9081	9/18/03	\$216,500	990	0	7	1975	3	43560	N	N	30033 224TH AV SE
006	681795	0250	5/26/04	\$230,000	1010	710	7	1980	4	14291	N	N	28709 235TH AV SE
006	681795	0290	12/15/03	\$196,000	1010	700	7	1980	4	13749	N	N	23516 SE 288TH ST
006	406830	0210	4/27/04	\$220,000	1050	340	7	1976	4	9600	N	N	28864 228TH AV SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	202570	0940	4/5/04	\$188,950	1080	0	7	1993	3	6436	N	N	28212 230TH AV SE
006	202570	0580	8/18/04	\$230,000	1090	0	7	1992	3	6000	N	N	28028 231ST PL SE
006	202570	1410	3/18/04	\$200,000	1090	0	7	1991	3	5978	N	N	22911 SE 281ST PL
006	202570	0510	3/7/03	\$185,500	1090	0	7	1992	3	6000	N	N	28130 231ST PL SE
006	202570	0110	9/16/04	\$228,000	1100	0	7	1991	3	7677	N	N	28221 SE 283RD ST
006	202570	1000	8/28/03	\$196,000	1100	0	7	1991	3	6000	Y	N	28032 230TH AV SE
006	202570	0410	12/22/03	\$197,000	1100	0	7	1991	3	7358	N	N	28314 229TH PL SE
006	202570	1070	3/11/03	\$184,500	1100	0	7	1993	3	6600	N	N	22956 SE 280TH PL
006	202570	0470	4/21/04	\$205,000	1120	0	7	1992	3	8734	N	N	28220 231ST PL SE
006	202570	0320	7/26/04	\$204,000	1140	0	7	1993	3	6000	N	N	22919 SE 283RD ST
006	679140	0390	3/1/04	\$224,950	1140	680	7	1979	4	11968	N	N	22413 SE 321ST ST
006	202570	0850	5/16/03	\$190,000	1150	0	7	1993	3	5760	N	N	23031 SE 282ND CT
006	439160	0020	4/17/03	\$425,000	1160	450	7	1928	5	14061	Y	Y	30720 229TH PL SE
006	679140	0360	7/13/04	\$197,500	1160	500	7	1978	4	15476	N	N	32008 224TH AV SE
006	202570	1330	10/19/04	\$235,000	1170	350	7	1992	3	6000	N	N	22928 SE 281ST PL
006	202570	0560	6/2/04	\$231,400	1170	350	7	1992	3	6000	N	N	28040 231ST PL SE
006	202570	0960	4/10/03	\$227,500	1170	370	7	1992	3	6739	N	N	28122 230TH AV SE
006	231000	0180	6/21/04	\$204,000	1170	0	7	1990	3	8651	N	N	27301 226TH AV SE
006	202570	1430	5/2/03	\$217,950	1170	400	7	1991	3	6500	N	N	22921 SE 281ST PL
006	202570	0100	4/16/03	\$216,000	1170	370	7	1992	3	6288	N	N	28032 230TH AV SE
006	231003	0300	8/31/04	\$259,900	1180	400	7	1993	3	8312	N	N	22009 SE 277TH ST
006	231003	0450	7/2/03	\$224,950	1180	0	7	1993	3	6035	N	N	27614 220TH CT SE
006	231003	0520	10/31/03	\$227,000	1180	400	7	1993	3	6091	N	N	27603 221ST AV SE
006	231003	0390	4/5/04	\$214,950	1180	0	7	1993	3	6260	N	N	27609 220TH CT SE
006	231000	0580	1/16/04	\$197,950	1180	0	7	1990	3	7196	N	N	27423 227TH AV SE
006	231000	0430	12/9/03	\$212,000	1180	400	7	1989	3	7034	N	N	22616 SE 274TH ST
006	231000	0020	3/26/04	\$200,000	1200	390	7	1990	3	9018	N	N	27469 226TH AV SE
006	231000	0420	7/29/04	\$207,000	1220	0	7	1989	3	7779	N	N	22610 SE 274TH ST
006	679140	0890	12/26/03	\$183,000	1220	0	7	1968	4	16080	N	N	32322 225TH AV SE
006	679140	0990	8/6/04	\$205,000	1230	0	7	1968	4	14100	N	N	32315 227TH AV SE
006	202570	0810	10/1/03	\$219,800	1240	0	7	1992	3	7846	N	N	23024 SE 282ND CT

**Improved Sales Used in this Annual Update Analysis  
Area 57  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	332206	9074	7/7/04	\$370,000	1270	700	7	1977	5	107157	N	N	22410 SE 283RD ST
006	743710	0790	6/26/03	\$232,500	1280	360	7	1991	3	6161	N	N	28135 235TH AV SE
006	253870	0180	8/18/03	\$171,000	1300	0	7	1962	4	19414	N	N	23112 SE 287TH ST
006	162106	9035	10/6/03	\$311,000	1310	750	7	1979	4	76230	N	N	22608 SE AUBURN-BLACK DIAMOND RD
006	231001	0190	8/30/04	\$239,500	1340	0	7	1990	3	7467	N	N	22712 SE 275TH ST
006	231000	0440	4/26/04	\$225,500	1340	0	7	1989	3	7202	N	N	22622 SE 274TH ST
006	231001	0080	7/14/04	\$215,150	1340	0	7	1990	3	7434	N	N	27406 227TH PL SE
006	679140	0330	7/16/03	\$206,121	1340	1050	7	1979	3	12740	N	N	22422 SE 321ST ST
006	231000	0500	7/14/04	\$219,000	1350	0	7	1990	3	7984	N	N	27510 227TH AV SE
006	278125	1040	7/12/04	\$225,500	1350	0	7	2004	3	3570	N	N	28119 239TH AV SE
006	278125	1140	8/18/04	\$224,500	1350	0	7	2004	3	3570	N	N	23812 SE 282ND ST
006	202570	0370	4/28/04	\$229,500	1360	0	7	1991	3	10744	N	N	28323 SE 229TH PL
006	202570	0090	4/22/04	\$217,950	1360	0	7	1991	3	6568	Y	N	22935 SE 282ND ST
006	202570	1440	10/28/03	\$217,500	1360	0	7	1991	3	6500	N	N	22927 SE 281ST PL
006	202570	0880	10/25/04	\$249,950	1370	0	7	1992	3	8454	N	N	28213 231ST PL SE
006	053800	0550	9/23/04	\$229,000	1370	0	7	1998	3	4712	N	N	27628 237TH PL SE
006	053800	0280	5/26/04	\$222,750	1370	0	7	1999	3	4712	N	N	27629 238TH PL SE
006	202570	0870	4/19/04	\$209,000	1370	0	7	1992	3	6170	N	N	23041 SE 282ND CT
006	406830	0090	2/25/03	\$196,000	1370	0	7	1976	4	10625	N	N	28928 229TH PL SE
006	231001	0210	3/15/04	\$220,000	1380	0	7	1990	3	7245	N	N	27427 227TH PL SE
006	202570	0330	5/27/03	\$197,000	1380	0	7	1992	3	6000	N	N	22925 SE 283RD ST
006	231001	0260	11/8/04	\$240,000	1400	0	7	1990	3	7604	N	N	27329 227TH PL SE
006	231001	0230	4/24/04	\$219,950	1400	0	7	1990	3	7277	N	N	27415 227TH PL SE
006	231001	0010	4/23/04	\$218,000	1400	0	7	1990	4	7471	N	N	27314 227TH PL SE
006	231000	0320	4/18/03	\$202,000	1400	0	7	1989	3	9955	N	N	22741 SE 273RD ST
006	202570	0760	3/23/04	\$223,990	1410	0	7	1992	3	6466	N	N	28109 231ST PL SE
006	202570	1320	5/7/04	\$220,000	1410	0	7	1992	3	6000	N	N	22934 SE 281ST PL
006	202570	0670	6/7/04	\$217,000	1410	0	7	1992	3	6692	N	N	28023 231ST PL SE
006	231003	0120	5/20/04	\$256,000	1410	480	7	1993	3	9073	N	N	22142 SE 277TH ST
006	202570	1340	11/3/03	\$210,000	1410	0	7	1992	3	6000	N	N	22922 SE 281ST ST
006	679140	0540	12/18/03	\$225,000	1410	500	7	1977	4	11968	N	N	22506 SE 322ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278090	0220	8/26/04	\$239,968	1420	0	7	2004	3	5185	N	N	27605 240TH AV SE
006	231000	0350	6/3/04	\$219,900	1420	0	7	1989	3	7161	N	N	22723 SE 273RD ST
006	615180	0115	7/26/04	\$509,000	1430	680	7	1951	5	11708	Y	Y	29029 220TH PL SE
006	615180	0568	1/9/04	\$195,000	1430	0	7	1975	4	10412	N	N	21711 SE 290TH ST
006	757400	0070	7/14/03	\$219,500	1440	0	7	1969	4	19800	N	N	22202 SE 304TH ST
006	679140	0140	9/3/03	\$230,000	1440	550	7	1977	4	19028	N	N	22714 SE 322ND PL
006	231000	0010	10/5/04	\$244,950	1450	0	7	1990	3	9456	N	N	27475 226TH AV SE
006	231000	0140	9/3/04	\$229,000	1450	0	7	1990	3	7413	N	N	27325 226TH AV SE
006	231000	0190	7/29/04	\$226,900	1450	0	7	1990	3	8286	N	N	22600 SE 273RD ST
006	231001	0130	1/28/04	\$205,000	1450	0	7	1990	3	7042	N	N	27436 227TH PL SE
006	231000	0160	1/30/03	\$216,000	1450	0	7	1990	3	7217	N	N	27313 226TH AV SE
006	231000	0090	9/17/03	\$213,500	1450	0	7	1990	3	7290	N	N	27427 226TH AV SE
006	679140	0060	6/12/03	\$192,500	1450	0	7	1977	4	12150	N	N	22704 SE 324TH ST
006	231000	0100	2/11/03	\$205,000	1450	0	7	1990	3	7158	N	N	27421 226TH AV SE
006	231003	0150	7/10/03	\$226,000	1460	0	7	1994	3	6083	N	N	22133 SE 277TH ST
006	332206	9105	10/7/03	\$308,200	1460	1460	7	1981	4	44431	N	N	22625 SE 281ST ST
006	202570	1110	4/3/03	\$199,900	1460	0	7	1993	3	6600	N	N	22932 SE 280TH PL
006	202570	0170	8/10/04	\$236,500	1470	0	7	1991	3	5698	N	N	22910 SE 283RD ST
006	231001	0100	9/15/03	\$199,950	1470	0	7	1990	3	7238	N	N	27418 227TH PL SE
006	743710	0170	7/12/04	\$253,000	1500	0	7	1994	3	6097	N	N	28029 232ND PL SE
006	679140	0160	10/20/04	\$220,000	1500	0	7	1988	3	13464	N	N	32116 227TH AV SE
006	743710	0350	1/27/04	\$229,950	1500	0	7	1992	3	6019	N	N	28149 233RD AV SE
006	743710	0590	10/5/03	\$225,000	1500	0	7	1991	3	6449	N	N	28115 234TH AV SE
006	231003	0010	2/20/04	\$270,000	1500	970	7	1993	3	6009	N	N	27602 221ST AV SE
006	202570	0550	12/5/03	\$223,000	1520	0	7	1992	3	6000	N	N	28106 231ST PL SE
006	202570	0240	1/23/03	\$213,000	1520	0	7	1992	3	6437	N	N	28325 229TH AV SE
006	928380	0192	7/9/04	\$372,000	1570	640	7	1973	4	33165	N	N	22443 SE 300TH ST
006	615180	0202	3/6/03	\$293,000	1590	520	7	2000	3	11535	Y	N	28916 218TH AV SE
006	615180	0563	2/9/04	\$203,500	1590	0	7	1961	4	9600	N	N	28965 218TH AV SE
006	231003	0460	9/27/04	\$252,000	1600	0	7	1993	3	6003	N	N	27620 220TH CT SE
006	202570	0820	10/24/03	\$210,000	1600	0	7	1993	3	20482	N	N	23020 SE 282ND CT

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Area 57  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	231003	0380	9/23/03	\$220,000	1600	0	7	1993	3	8176	N	N	27619 220TH CT SE
006	053800	0320	5/24/04	\$248,000	1610	0	7	1999	3	4674	N	N	27653 238TH PL SE
006	278125	1110	7/20/04	\$251,892	1610	0	7	2004	3	3570	N	N	23810 SE 281ST PL
006	278125	1130	9/23/04	\$242,900	1610	0	7	2004	3	3861	N	N	23806 SE 282ND ST
006	202570	1550	2/14/03	\$200,000	1610	0	7	1994	3	6000	N	N	22820 SE 282ND ST
006	231001	0170	5/14/03	\$215,000	1620	0	7	1990	3	7132	N	N	22715 SE 275TH ST
006	231000	0370	6/3/04	\$215,000	1620	0	7	1989	3	7209	N	N	22617 SE 273RD ST
006	231000	0520	4/18/03	\$223,000	1630	0	7	1990	3	7859	N	N	27519 227TH AV SE
006	743710	1030	5/25/04	\$249,950	1640	0	7	1991	3	7668	N	N	28006 236TH AV SE
006	743710	0460	4/29/04	\$249,950	1640	0	7	1992	3	6217	N	N	28112 233RD AV SE
006	439220	0050	1/3/03	\$420,000	1640	1180	7	1976	3	12100	Y	Y	22516 SE 304TH PL
006	231000	0330	2/11/04	\$221,950	1640	0	7	1989	3	7266	N	N	22737 SE 273RD ST
006	231000	0330	3/4/03	\$213,700	1640	0	7	1989	3	7266	N	N	22737 SE 273RD ST
006	202570	0890	4/21/04	\$234,950	1650	0	7	1992	3	6299	N	N	23028 SE 283RD PL
006	231003	0200	1/7/03	\$240,000	1650	0	7	1994	3	6419	N	N	22065 SE 277TH ST
006	231000	0650	9/8/03	\$217,500	1650	0	7	1990	3	7344	N	N	27442 226TH AV SE
006	743710	0290	12/3/03	\$222,500	1660	0	7	1994	3	6179	N	N	28116 232ND PL SE
006	202570	0790	4/6/04	\$239,500	1670	0	7	1992	3	6666	N	N	28127 231ST PL SE
006	332206	9062	7/28/03	\$229,000	1670	0	7	1972	4	30732	N	N	21646 SE 276TH ST
006	679140	0230	6/18/04	\$251,000	1690	0	7	1988	3	17490	N	N	32016 226TH AV SE
006	202570	0900	10/1/03	\$228,900	1700	0	7	1993	3	6200	N	N	23022 SE 283RD PL
006	053800	0500	4/22/04	\$253,800	1710	0	7	1999	3	4864	N	N	27655 238TH AV SE
006	053800	0260	1/12/04	\$239,500	1710	0	7	1999	3	4717	N	N	27617 238TH PL SE
006	053800	0200	7/16/03	\$232,000	1710	0	7	1999	3	5500	N	N	27636 238TH PL SE
006	053800	0140	5/15/03	\$232,000	1710	0	7	1999	3	5867	N	N	23825 SE 277TH PL
006	743710	0210	12/12/03	\$238,000	1730	0	7	1993	3	6368	N	N	28002 232ND PL SE
006	561600	0110	6/3/04	\$232,950	1740	0	7	2004	3	4549	N	N	28119 225TH PL SE
006	278125	1100	8/20/04	\$249,900	1740	0	7	2004	3	3570	N	N	23814 SE 281ST LN
006	278125	1120	9/15/04	\$257,500	1750	0	7	2004	3	4088	N	N	23804 SE 281ST LN
006	202570	0180	6/16/04	\$234,950	1760	0	7	1991	3	5421	N	N	22904 SE 283RD ST
006	231005	0140	10/10/03	\$240,550	1760	0	7	2003	3	6355	N	N	22517 SE 277TH PL

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Area 57  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	231005	0150	7/21/03	\$235,000	1760	0	7	2003	3	6414	N	N	22521 227TH PL SE
006	231005	0050	9/26/03	\$234,950	1760	0	7	2003	3	7334	N	N	22522 227TH PL SE
006	231005	0030	8/12/03	\$229,950	1760	0	7	2003	3	7334	N	N	22530 227TH PL SE
006	278125	0240	7/21/04	\$307,766	1770	0	7	2004	3	5400	N	N	28122 236TH PL SE
006	278125	0070	7/22/04	\$303,900	1770	0	7	2004	3	4950	N	N	23636 SE 281ST ST
006	278125	0400	7/19/04	\$306,900	1770	0	7	2003	3	4950	N	N	28126 237TH AV SE
006	278125	0180	4/28/04	\$301,900	1770	0	7	2004	3	6454	N	N	28137 236TH PL SE
006	278125	0280	11/3/04	\$296,900	1770	0	7	2003	3	5400	N	N	28117 237TH AV SE
006	743710	0080	2/6/04	\$245,000	1770	0	7	1991	3	7860	N	N	23209 SE 282ND PL
006	231006	0160	2/13/03	\$229,950	1770	0	7	2003	3	6992	N	N	21674 SE 281ST ST
006	500960	0050	9/11/03	\$226,500	1770	0	7	2003	3	5000	N	N	21638 SE 283RD ST
006	231006	0090	5/29/03	\$224,950	1770	0	7	2003	3	5689	N	N	21651 SE 281ST ST
006	231006	0170	1/16/03	\$224,950	1770	0	7	2003	3	5771	N	N	21668 SE 281ST ST
006	500960	0060	7/15/03	\$218,950	1770	0	7	2003	3	5000	N	N	21644 SE 283RD ST
006	278090	0070	5/17/04	\$228,950	1770	0	7	2004	3	4675	N	N	27641 239TH PL SE
006	743710	0440	10/18/04	\$257,000	1780	0	7	1992	3	6977	N	N	28102 233RD AV SE
006	202570	1510	4/15/04	\$226,250	1780	0	7	1992	3	6000	Y	N	22924 SE 282ND ST
006	500960	0160	3/24/03	\$228,000	1790	0	7	2003	3	8062	N	N	21641 SE 283RD ST
006	231006	0050	9/16/03	\$227,000	1790	0	7	2003	3	5685	N	N	21627 SE 281ST ST
006	231006	0190	9/4/03	\$219,950	1790	0	7	2003	3	5564	N	N	21654 SE 281ST ST
006	500960	0030	7/23/03	\$214,950	1790	0	7	2003	3	5000	N	N	21626 SE 283RD ST
006	561600	0170	6/23/04	\$238,000	1800	0	7	2004	3	4279	N	N	28105 226TH PL SE
006	231006	0230	9/19/03	\$226,450	1800	0	7	2003	3	5555	N	N	21630 SE 281ST ST
006	561600	0130	5/14/04	\$220,000	1800	0	7	2004	3	4849	N	N	28107 225TH PL SE
006	500960	0100	8/7/03	\$214,950	1800	0	7	2003	3	6804	N	N	21668 SE 283RD ST
006	202570	0340	8/2/04	\$250,000	1810	0	7	1992	3	5866	N	N	22931 SE 283RD ST
006	202570	1380	8/9/04	\$249,950	1810	0	7	1992	3	6899	N	N	22802 SE 281ST PL
006	231006	0040	9/24/03	\$227,200	1810	0	7	2003	3	5669	N	N	21621 SE 281ST ST
006	500960	0020	7/9/03	\$222,670	1810	0	7	2003	3	5000	N	N	21620 SE 283RD ST
006	231006	0240	10/3/03	\$223,500	1810	0	7	2003	3	5566	N	N	21624 SE 281ST ST
006	500960	0130	3/13/03	\$220,225	1810	0	7	2003	3	9055	N	N	21663 SE 283RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	231006	0080	3/17/03	\$219,950	1810	0	7	2003	3	5698	N	N	21645 SE 281ST ST
006	231006	0200	8/4/03	\$214,950	1810	0	7	2003	3	5555	N	N	21648 SE 281ST ST
006	231003	0090	1/16/04	\$235,000	1810	0	7	1993	3	6765	N	N	22128 SE 277TH ST
006	615180	0275	6/3/04	\$499,950	1820	0	7	1992	3	18020	Y	Y	29250 218TH PL SE
006	202570	1560	5/27/04	\$250,000	1830	0	7	1994	3	6000	N	N	22814 SE 282ND ST
006	278090	0050	12/2/03	\$229,044	1830	0	7	2003	3	4675	N	N	27631 239TH PL SE
006	202570	0490	2/5/04	\$244,500	1840	0	7	1994	3	6000	N	N	28208 231ST PL SE
006	278090	0090	6/8/04	\$235,950	1840	0	7	2004	3	4930	N	N	27651 239TH PL SE
006	278090	0120	5/3/04	\$229,450	1840	0	7	2004	3	5101	N	N	23917 SE 277TH PL
006	278090	0060	12/22/03	\$227,500	1840	0	7	2004	3	4675	N	N	27637 239TH PL SE
006	231005	0090	4/6/04	\$256,950	1850	0	7	2003	3	7898	N	N	22506 SE 277TH PL
006	231005	0100	4/6/04	\$274,950	1850	670	7	2003	3	6566	N	N	22504 SE 277TH PL
006	231005	0110	4/20/04	\$274,950	1850	670	7	2003	3	6170	N	N	22503 SE 277TH PL
006	231005	0120	3/3/04	\$254,950	1850	0	7	2003	3	7237	N	N	22501 SE 277TH PL
006	743710	1160	6/9/03	\$237,450	1850	0	7	1991	3	7200	N	N	23503 SE 282ND PL
006	231005	0080	1/7/04	\$236,210	1850	0	7	2003	3	6967	N	N	22508 SE 277TH PL
006	231005	0070	12/29/03	\$229,950	1850	0	7	2003	3	7334	N	N	22512 SE 277TH PL
006	743710	0610	10/25/04	\$279,900	1860	0	7	1991	3	6405	N	N	28027 234TH AV SE
006	743710	1080	3/11/04	\$251,000	1860	0	7	1991	3	7788	N	N	28108 236TH AV SE
006	743710	1010	9/2/03	\$250,000	1890	0	7	1992	3	6000	N	N	28011 236TH AV SE
006	278090	0040	5/18/04	\$243,950	1890	0	7	2004	3	4675	N	N	27625 239TH PL SE
006	278090	0150	6/16/04	\$239,025	1890	0	7	2004	3	5806	N	N	23920 SE 277TH PL
006	743710	0340	9/17/03	\$257,500	1900	0	7	1992	3	5889	N	N	28155 233RD AV SE
006	202570	1390	7/9/04	\$255,000	1900	0	7	1992	3	7479	N	N	22901 SE 281ST PL
006	231003	0070	3/10/04	\$259,950	1900	0	7	1994	3	9408	N	N	22118 SE 277TH ST
006	202570	1540	7/20/04	\$251,950	1910	0	7	1994	3	6000	N	N	22826 SE 282ND ST
006	743710	0380	6/25/03	\$242,000	1910	0	7	1992	3	6405	N	N	28131 233RD AV SE
006	278091	0030	10/27/04	\$270,000	1920	0	7	2004	3	5606	N	N	24031 SE 277TH PL
006	278090	0110	5/10/04	\$241,363	1940	0	7	2004	3	4860	N	N	23913 SE 277TH PL
006	278090	0240	7/19/04	\$240,950	1940	0	7	2004	3	4887	N	N	27617 240TH AV SE
006	278090	0200	1/26/04	\$241,950	1940	0	7	2004	3	5100	N	N	27616 239TH PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278090	0030	1/8/04	\$236,000	1940	0	7	2004	3	4675	N	N	27619 239TH PL SE
006	278090	0270	5/28/04	\$233,950	1940	0	7	2004	3	4879	N	N	27635 240TH AV SE
006	332206	9055	7/25/03	\$385,000	1950	0	7	1969	5	83635	N	N	21656 SE 276TH ST
006	500960	0150	4/25/03	\$243,300	1970	0	7	2003	3	8931	N	N	21647 SE 283RD ST
006	500960	0040	5/27/03	\$242,950	1970	0	7	2003	3	5000	N	N	21632 SE 283RD ST
006	231006	0130	3/14/03	\$237,000	1970	0	7	2003	3	7926	N	N	21675 SE 281ST ST
006	231006	0180	5/30/03	\$234,950	1970	0	7	2003	3	5568	N	N	21660 SE 281ST ST
006	231006	0030	2/27/03	\$234,950	1970	0	7	2003	3	5679	N	N	21615 SE 281ST ST
006	231006	0100	7/28/03	\$220,000	1970	0	7	2003	3	5674	N	N	21657 SE 281ST ST
006	561600	0090	7/1/04	\$240,950	1980	0	7	2004	3	4591	N	N	28129 225TH PL SE
006	231005	0160	9/25/03	\$244,950	1980	0	7	2003	3	6576	N	N	22525 227TH PL SE
006	231005	0020	10/20/03	\$244,950	1980	0	7	2003	3	7134	N	N	22534 SE 277TH PL
006	231005	0040	9/26/03	\$244,950	1980	0	7	2003	3	7334	N	N	22526 227TH PL SE
006	231005	0060	11/4/03	\$244,950	1980	0	7	2003	3	7334	N	N	22518 SE 277TH PL
006	561600	0120	7/6/04	\$233,950	1980	0	7	2004	3	4500	N	N	28113 225TH PL SE
006	561600	0180	6/4/04	\$224,900	1980	0	7	2004	3	4308	N	N	28111 226TH PL SE
006	231006	0220	4/16/03	\$234,950	1990	0	7	2003	3	5551	N	N	21636 SE 281ST ST
006	278090	0080	5/19/04	\$243,950	1990	0	7	2004	3	4675	N	N	27647 239TH PL SE
006	253870	0080	3/16/04	\$224,950	2000	0	7	1962	4	9750	N	N	22951 SE 287TH ST
006	053800	0170	11/18/03	\$227,500	2010	0	7	1999	3	5718	N	N	27654 238TH PL SE
006	053800	0560	10/5/04	\$262,000	2070	0	7	1998	3	4715	N	N	27622 237TH PL SE
006	278090	0100	6/2/04	\$265,950	2070	0	7	2004	3	6171	N	N	23907 SE 277TH PL
006	278090	0020	1/7/04	\$250,950	2070	0	7	2004	3	4675	N	N	27613 239TH PL SE
006	053800	0360	5/23/03	\$229,950	2070	0	7	1998	3	4698	N	N	27638 238TH AV SE
006	757420	0110	6/6/03	\$295,000	2090	0	7	1988	3	47044	N	N	29660 235TH AV SE
006	053800	0580	2/5/03	\$239,950	2090	0	7	1998	3	4720	N	N	27610 237TH PL SE
006	053800	0300	2/24/03	\$236,000	2090	0	7	1999	3	4707	N	N	27641 238TH PL SE
006	231005	0130	7/29/03	\$264,950	2140	0	7	2003	3	7076	N	N	22511 SE 277TH PL
006	231005	0170	8/15/03	\$259,950	2140	0	7	2003	3	8539	N	N	22531 227TH PL SE
006	278090	0180	4/7/04	\$264,950	2140	0	7	2004	3	5100	N	N	27628 239TH PL SE
006	561600	0070	6/1/04	\$253,250	2170	0	7	2004	3	4497	N	N	28137 225TH PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	561600	0150	6/2/04	\$249,950	2170	0	7	2004	3	4388	N	N	28116 225TH PL SE
006	278125	0420	7/14/04	\$301,000	2190	0	7	2003	3	5266	N	N	23707 SE 281ST ST
006	743710	0930	5/19/04	\$270,000	2230	0	7	1992	3	8513	N	N	23504 SE 282ND PL
006	053800	0190	8/28/03	\$255,000	2230	0	7	1999	3	5500	N	N	27642 238TH PL SE
006	342206	9066	1/29/03	\$400,000	2290	0	7	1951	5	22430	N	N	23928 SE 276TH ST
006	231006	0070	5/22/03	\$256,950	2310	0	7	2003	3	6270	N	N	21639 SE 281ST ST
006	231006	0140	3/21/03	\$249,950	2310	0	7	2003	3	7234	N	N	21681 SE 281ST ST
006	156050	0050	6/24/04	\$270,000	2340	0	7	2002	3	4966	N	N	24030 SE 279TH ST
006	156050	0020	2/11/04	\$264,000	2340	0	7	2002	3	5000	N	N	24016 SE 279TH ST
006	156050	0030	3/22/04	\$254,082	2340	0	7	2002	3	5000	N	N	24020 SE 279TH ST
006	278091	0080	10/20/04	\$299,950	2370	0	7	2004	3	4379	N	N	24018 SE 277TH PL
006	156050	0130	9/28/04	\$300,000	2380	0	7	2002	3	4581	N	N	24027 SE 279TH ST
006	156050	0070	6/19/03	\$270,000	2390	0	7	2002	3	5820	N	N	24038 SE 279TH ST
006	156050	0090	2/10/04	\$259,950	2390	0	7	2002	3	4601	N	N	24041 SE 279TH ST
006	156050	0140	5/6/04	\$267,500	2430	0	7	2002	3	4733	N	N	24025 SE 279TH ST
006	156050	0060	6/25/04	\$259,000	2430	0	7	2002	3	5005	N	N	24036 SE 279TH ST
006	156050	0110	12/29/03	\$254,000	2430	0	7	2002	3	4456	N	N	24037 SE 279TH ST
006	156050	0010	11/4/04	\$244,000	2430	0	7	2002	3	5363	N	N	24010 SE 279TH ST
006	278090	0010	6/17/04	\$297,950	2450	0	7	2003	3	4714	N	N	27607 239TH PL SE
006	278090	0190	3/29/04	\$279,950	2450	0	7	2004	3	5100	N	N	27622 239TH PL SE
006	278090	0210	2/2/04	\$276,950	2450	0	7	2004	3	6805	N	N	27610 239TH PL SE
006	561600	0080	4/24/04	\$269,000	2490	0	7	2004	3	4500	N	N	28133 225TH PL SE
006	561600	0140	7/9/04	\$266,800	2490	0	7	2004	3	4628	N	N	28108 225TH PL SE
006	278125	0100	7/21/04	\$315,850	2550	0	7	2004	3	5349	N	N	23620 SE 281ST ST
006	278125	0410	6/2/04	\$304,900	2550	0	7	2003	3	4950	N	N	28120 237TH AV SE
006	156050	0150	10/11/04	\$271,000	2560	0	7	2002	3	5115	N	N	24021 SE 279TH ST
006	156050	0080	9/25/04	\$269,000	2560	0	7	2002	3	4486	N	N	24040 SE 279TH ST
006	669993	0390	5/7/04	\$296,925	2600	0	7	2004	3	5977	N	N	28602 225TH AV SE
006	278125	0140	6/28/04	\$324,200	2640	0	7	2004	3	6360	N	N	28113 236TH PL SE
006	278125	0290	8/2/04	\$324,200	2640	0	7	2003	3	4500	N	N	28123 237TH AV SE
006	278125	0160	6/18/04	\$324,200	2640	0	7	2004	3	6407	N	N	28125 236TH PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278125	0110	10/29/03	\$305,000	2640	0	7	2003	3	7388	N	N	23610 SE 281ST ST
006	278125	0370	8/2/04	\$300,900	2670	0	7	2004	3	5024	N	N	28144 237TH AV SE
006	278091	0040	6/28/04	\$325,000	2690	0	7	2004	3	4370	N	N	24035 SE 277TH PL
006	278091	0060	10/22/04	\$281,950	2690	0	7	2004	3	4060	N	N	27720 241ST AV SE
006	278091	0090	10/28/04	\$286,000	2690	0	7	2004	3	4394	N	N	24012 SE 277TH PL
006	278125	0330	6/21/04	\$317,900	2760	0	7	2004	3	5639	N	N	23630 SE 282ND ST
006	278125	0260	4/13/04	\$316,500	2760	0	7	2004	3	5173	N	N	28110 236TH PL SE
006	278125	0430	12/11/03	\$313,900	2760	0	7	2003	3	4950	N	N	23715 SE 281ST ST
006	278125	0320	6/7/04	\$310,600	2770	0	7	2004	3	5674	N	N	23636 SE 282ND ST
006	278125	0020	6/25/04	\$310,600	2770	0	7	2004	3	4950	N	N	23804 SE 281ST ST
006	278125	0150	3/24/04	\$319,502	2990	0	7	2003	3	6383	N	N	28119 236TH PL SE
006	278125	0220	6/29/04	\$320,000	2990	0	7	2004	3	4950	N	N	28134 236TH PL SE
006	278125	0250	6/24/04	\$318,300	2990	0	7	2004	3	4950	N	N	28116 236TH PL SE
006	278125	0210	11/12/03	\$316,087	2990	0	7	2003	3	6618	N	N	23624 SE 282ND ST
006	278125	0120	4/23/04	\$316,900	2990	0	7	2004	3	6312	N	N	28101 236TH PL SE
006	278125	0270	11/19/03	\$313,900	2990	0	7	2003	3	5266	N	N	28111 237TH AV SE
006	278125	0310	3/17/04	\$314,208	2990	0	7	2004	3	4950	N	N	28135 237TH AV SE
006	278125	0190	12/5/03	\$311,900	2990	0	7	2003	3	6478	N	N	28143 236TH PL SE
006	669993	0430	5/19/04	\$314,986	3160	0	7	2004	3	5540	N	N	28624 225TH AV SE
006	406900	0100	8/13/03	\$245,900	1230	720	8	1978	3	22900	N	N	22440 SE 297TH ST
006	770143	0040	1/22/04	\$335,000	1430	420	8	1994	3	21779	N	N	23436 SE 285TH ST
006	770143	0160	3/15/04	\$299,000	1580	0	8	1994	3	186794	N	N	23101 SE 285TH ST
006	770143	0090	3/5/03	\$275,000	1580	0	8	1994	3	21904	N	N	23232 SE 285TH ST
006	231004	0410	8/18/03	\$275,000	1590	500	8	1998	3	8896	N	N	27924 227TH CT SE
006	770143	0240	6/18/04	\$280,000	1620	0	8	1995	3	35634	N	N	28512 234TH CT SE
006	770143	0200	12/9/03	\$274,990	1620	0	8	1995	3	66712	N	N	23203 SE 285TH ST
006	770143	0350	8/27/03	\$250,000	1620	0	8	1994	3	21837	N	N	28502 235TH CT SE
006	231002	0090	2/14/03	\$256,000	1650	0	8	1995	3	7055	N	N	22739 SE 277TH PL
006	770143	0140	7/7/04	\$324,888	1660	0	8	1994	3	21804	N	N	23112 SE 285TH ST
006	231004	0040	6/25/04	\$283,950	1660	510	8	1999	3	6871	N	N	22632 SE 279TH ST
006	231004	0040	8/28/03	\$270,000	1660	510	8	1999	3	6871	N	N	22632 SE 279TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	770143	0270	4/27/04	\$269,000	1700	0	8	1994	3	21817	N	N	23433 SE 285TH ST
006	231004	0270	6/10/03	\$247,500	1770	0	8	1999	3	9092	N	N	22521 SE 279TH ST
006	770143	0050	7/8/03	\$314,950	1830	0	8	1994	3	21802	N	N	23424 SE 285TH ST
006	231002	0080	3/31/04	\$252,000	1830	0	8	1995	3	8770	N	N	22746 00 SE 277TH PL
006	770143	0070	7/20/04	\$323,000	1840	0	8	1994	3	26245	N	N	23408 SE 285TH ST
006	231004	0340	8/19/04	\$278,000	1880	0	8	1998	3	5400	N	N	22175 SE 279TH ST
006	231002	0060	6/17/03	\$275,000	1880	0	8	1995	3	8149	N	N	22758 SE 277TH PL
006	231002	0170	2/19/04	\$267,500	1890	0	8	1994	3	5992	N	N	22781 SE 277TH PL
006	770143	0260	5/16/03	\$275,000	1890	0	8	1994	3	21780	N	N	23415 SE 285TH ST
006	092106	9023	7/18/03	\$328,000	1900	0	8	1979	4	78408	N	N	30629 224TH AV SE
006	231010	0330	6/23/04	\$278,600	2010	0	8	2004	3	5086	N	N	22506 SE 281ST ST
006	231010	0030	10/23/03	\$267,500	2010	0	8	2003	3	5092	N	N	28016 225TH PL SE
006	231010	0090	3/26/03	\$263,500	2010	0	8	2002	3	5048	N	N	22504 SE 280TH PL
006	231010	0060	5/22/03	\$256,188	2010	0	8	2002	3	4626	N	N	22522 SE 280TH PL
006	231010	0060	5/28/03	\$252,500	2010	0	8	2002	3	4626	N	N	22522 SE 280TH PL
006	231010	0220	11/5/03	\$309,226	2020	0	8	2003	3	7779	Y	N	28107 224TH AV SE
006	231004	0320	4/29/03	\$264,950	2020	0	8	1998	3	8747	N	N	22613 SE 279TH ST
006	510890	0220	7/2/04	\$287,345	2040	0	8	2004	3	4925	N	N	27447 237TH PL SE
006	510890	0100	7/15/04	\$271,415	2040	0	8	2004	3	5600	N	N	27420 237TH PL SE
006	669993	0130	12/23/03	\$256,950	2050	0	8	2004	3	6076	N	N	28617 224TH PL SE
006	669993	0480	6/21/04	\$252,950	2050	0	8	2004	3	5054	N	N	22527 SE 287TH PL
006	669993	0330	4/28/04	\$252,950	2070	0	8	2004	3	5240	N	N	28633 225TH AV SE
006	669993	0270	3/4/04	\$248,800	2070	0	8	2004	3	5240	N	N	28636 224TH PL SE
006	669993	0170	4/15/04	\$237,950	2070	0	8	2004	3	4999	N	N	22418 SE 286TH ST
006	231004	0400	11/18/03	\$270,450	2080	0	8	1998	3	6983	N	N	27928 227TH CT SE
006	231004	0400	1/16/03	\$256,000	2080	0	8	1998	3	6983	N	N	27928 227TH CT SE
006	669993	0190	5/14/04	\$241,867	2080	0	8	2004	3	5034	N	N	22426 SE 286TH ST
006	231010	0260	4/29/03	\$262,900	2120	0	8	2002	3	5574	N	N	22431 SE 280TH PL
006	162106	9037	9/26/03	\$340,000	2140	0	8	1980	4	76230	N	N	22434 SE AUBURN-BLACK DIAMOND RD
006	669993	0090	10/1/03	\$255,551	2150	0	8	2003	3	6020	N	N	28643 224TH PL SE
006	669993	0250	12/22/03	\$248,378	2150	0	8	2004	3	5240	N	N	28624 224TH PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	231010	0150	6/16/04	\$294,500	2160	0	8	2004	3	6639	N	N	28011 224TH PL SE
006	231010	0050	8/5/03	\$264,000	2160	0	8	2003	3	7134	N	N	22526 SE 280TH PL
006	231002	0110	4/1/03	\$249,500	2160	0	8	1995	3	7207	N	N	22747 SE 277TH PL
006	231010	0180	5/8/03	\$277,016	2210	0	8	2003	3	6280	N	N	28029 224TH PL SE
006	231010	0350	4/8/04	\$279,900	2210	0	8	2003	3	5637	N	N	22520 SE 281ST ST
006	231010	0040	3/6/03	\$274,391	2210	0	8	2003	3	6999	N	N	28010 280TH PL SE
006	231010	0080	5/8/03	\$272,900	2210	0	8	2002	3	5622	N	N	22510 SE 280TH PL
006	231004	0210	4/16/03	\$265,000	2220	0	8	1999	3	5805	N	N	22423 S 279TH ST
006	231010	0300	8/13/03	\$281,192	2240	0	8	2003	3	5637	N	N	22418 SE 281ST ST
006	231010	0070	1/13/03	\$273,500	2240	0	8	2002	3	5244	N	N	22516 SE 280TH PL
006	231010	0170	11/4/03	\$275,000	2240	0	8	2003	3	4724	N	N	28023 224TH PL SE
006	231010	0020	2/11/04	\$273,200	2240	0	8	2003	3	4832	N	N	28022 225TH PL SE
006	231010	0250	4/23/03	\$305,999	2250	0	8	2003	3	5574	N	N	22425 SE 280TH PL
006	231002	0150	4/22/03	\$290,000	2250	0	8	1994	3	7397	N	N	22771 SE 277TH PL
006	231010	0160	5/3/04	\$279,900	2250	0	8	2003	3	4624	N	N	28017 224TH PL SE
006	231010	0130	1/20/04	\$279,900	2250	0	8	2003	3	5537	N	N	22416 SE 280TH PL
006	231010	0010	10/30/03	\$281,932	2250	0	8	2003	3	5474	N	N	28028 225TH PL SE
006	231004	0280	5/6/04	\$302,000	2260	0	8	1999	3	12162	N	N	22517 S 279TH ST
006	231004	0030	8/5/04	\$289,000	2260	0	8	1999	3	6910	N	N	22700 S 279TH ST
006	231004	0110	6/9/04	\$282,500	2260	0	8	1999	4	5779	N	N	22522 S 279TH ST
006	615180	0505	6/27/03	\$358,000	2308	0	8	1998	3	31490	N	N	21828 SE 296TH ST
006	231010	0110	12/1/03	\$289,900	2310	0	8	2003	3	5138	N	N	22428 SE 280TH PL
006	928380	0065	5/2/03	\$375,500	2310	0	8	1962	3	17520	Y	Y	22469 SE 297TH ST
006	231004	0150	8/12/04	\$301,500	2330	0	8	2001	3	7242	N	N	22438 SE 279TH ST
006	231010	0120	5/21/04	\$295,500	2330	0	8	2003	3	5040	N	N	22422 SE 280TH PL
006	231004	0150	4/26/04	\$269,900	2330	0	8	2001	3	7242	N	N	22438 SE 279TH ST
006	231004	0150	6/19/03	\$265,900	2330	0	8	2001	3	7242	N	N	22438 SE 279TH ST
006	231010	0200	10/2/03	\$310,900	2370	0	8	2003	3	6722	Y	N	28031 224TH AV SE
006	231010	0210	1/9/04	\$321,741	2390	0	8	2003	3	6938	Y	N	28103 224TH AV SE
006	231010	0100	2/19/04	\$288,500	2390	0	8	2003	3	5140	N	N	22432 SE 280TH PL
006	231004	0170	10/1/04	\$284,900	2390	0	8	2002	3	6001	N	N	22424 SE 279TH ST

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Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	669993	0490	6/29/04	\$292,672	2470	0	8	2004	3	5039	N	N	22531 SE 287TH PL
006	669993	0470	7/17/03	\$280,805	2470	0	8	2003	3	5866	N	N	28650 225TH AV SE
006	669993	0100	12/3/03	\$278,986	2470	0	8	2004	3	6034	N	N	28637 224TH PL SE
006	669993	0240	12/16/03	\$271,661	2470	0	8	2004	3	5240	N	N	28620 224TH PL SE
006	669993	0140	2/25/04	\$269,950	2470	0	8	2004	3	6090	N	N	28611 224TH PL SE
006	669993	0060	11/12/03	\$268,035	2470	0	8	2004	3	6182	N	N	22405 SE 287TH ST
006	669993	0500	7/29/04	\$267,950	2470	0	8	2004	3	5024	N	N	22603 SE 287TH PL
006	669993	0320	2/9/04	\$266,600	2470	0	8	2004	3	5240	N	N	28639 225TH AV SE
006	669993	0180	6/21/04	\$262,950	2470	0	8	2004	3	4987	N	N	22422 SE 286TH ST
006	669993	0280	7/18/03	\$259,255	2470	0	8	2003	3	5240	N	N	28642 224TH PL SE
006	669993	0220	12/23/03	\$272,449	2480	0	8	2004	3	5240	N	N	28610 224TH PL SE
006	669993	0200	6/3/04	\$269,718	2480	0	8	2004	3	5065	N	N	22430 SE 286TH ST
006	669993	0020	8/29/03	\$264,408	2480	0	8	2003	3	5200	N	N	22425 SE 287TH ST
006	669993	0340	12/22/03	\$259,950	2480	0	8	2004	3	5240	N	N	28625 225TH AV SE
006	231010	0190	5/20/04	\$329,950	2530	0	8	2004	3	9529	Y	N	28019 224TH AV SE
006	669993	0070	10/8/03	\$295,015	2600	0	8	2003	3	5914	N	N	28655 224TH PL SE
006	669993	0420	6/21/04	\$295,265	2600	0	8	2004	3	5540	N	N	28618 225TH AV SE
006	669993	0400	7/8/04	\$289,641	2600	0	8	2004	3	5540	N	N	28608 225TH AV SE
006	669993	0440	5/24/04	\$286,895	2600	0	8	2004	3	5540	N	N	28632 225TH AV SE
006	669993	0290	7/9/03	\$269,950	2600	0	8	2003	3	5773	N	N	28648 224TH PL SE
006	669993	0150	2/25/04	\$298,360	2610	0	8	2004	3	6181	N	N	28605 224TH PL SE
006	669993	0460	4/6/04	\$298,277	2610	0	8	2004	3	5540	N	N	28644 225TH AV SE
006	669993	0110	12/26/03	\$295,880	2610	0	8	2004	3	6048	N	N	28631 224TH PL SE
006	669993	0030	11/20/03	\$274,450	2610	0	8	2003	3	5215	N	N	22421 SE 287TH ST
006	928380	0140	10/6/04	\$671,500	2690	0	8	1965	4	17080	Y	Y	29744 226TH AV SE
006	771400	0230	10/12/04	\$392,990	2790	830	8	2004	3	4650	N	N	27448 236TH PL SE
006	771400	0030	7/23/04	\$342,900	2790	0	8	2003	3	4650	N	N	27444 237TH AV SE
006	771400	0110	8/12/04	\$353,306	2820	0	8	2004	3	5129	N	N	27406 237TH AV SE
006	771400	0100	7/1/04	\$341,550	2820	0	8	2004	3	6580	N	N	27406 237TH AV SE
006	771400	0330	5/18/04	\$339,900	2820	0	8	2004	3	4650	N	N	27431 237TH AV SE
006	771400	0240	10/19/04	\$412,275	2850	880	8	2004	3	4650	N	N	27442 236TH PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	771400	0210	1/30/04	\$385,472	2850	0	8	2004	3	6519	N	N	27451 236TH PL SE
006	771400	0190	2/20/04	\$365,786	2850	0	8	2004	3	6519	N	N	27435 236TH PL SE
006	771400	0340	7/12/04	\$338,550	2850	0	8	2004	3	4650	N	N	27437 237TH AV SE
006	771400	0360	7/12/04	\$337,900	2850	0	8	2004	3	4650	N	N	27447 237TH AV SE
006	771400	0020	12/1/03	\$329,900	2850	0	8	2003	3	4650	N	N	27450 237TH AV SE
006	771400	0040	3/26/04	\$329,900	2850	0	8	2004	3	4650	N	N	27438 237TH AV SE
006	771400	0120	9/13/04	\$356,000	2890	0	8	2004	3	4557	N	N	27404 237TH AV SE
006	439220	0265	2/7/03	\$305,000	2900	0	8	2002	3	8957	N	N	30491 227TH PL SE
006	439220	0270	2/27/04	\$354,995	3020	0	8	2004	3	9169	N	N	30487 229TH PL SE
006	771400	0220	2/17/04	\$419,313	3030	0	8	2003	3	6384	N	N	27457 236TH PL SE
006	771400	0010	6/18/04	\$398,900	3030	0	8	2003	3	6560	N	N	27458 237TH AV SE
006	771400	0150	10/1/04	\$396,785	3030	0	8	2004	3	8614	N	N	27407 236TH PL SE
006	771400	0180	7/12/04	\$389,900	3030	0	8	2004	3	6135	N	N	27427 236TH PL SE
006	771400	0200	3/30/04	\$389,900	3030	0	8	2004	3	6519	N	N	27443 236TH PL SE
006	771400	0350	3/30/04	\$364,000	3030	0	8	2004	3	4650	N	N	27441 237TH AV SE
006	771400	0170	6/9/04	\$381,700	3050	0	8	2004	3	6135	N	N	27419 236TH PL SE
006	510890	0200	7/6/04	\$342,789	3110	0	8	2004	3	5600	N	N	27437 237TH PL SE
006	510890	0040	6/26/04	\$339,066	3110	0	8	2004	3	6849	N	N	27450 237TH PL SE
006	510890	0090	7/21/04	\$325,074	3110	0	8	2004	3	5600	N	N	27426 237TH PL SE
006	510890	0060	6/28/04	\$324,700	3110	0	8	2004	3	5614	N	N	27442 237TH PL SE
006	669993	0040	10/27/03	\$302,506	3130	0	8	2004	3	5255	N	N	22417 SE 287TH ST
006	669993	0260	1/12/04	\$294,950	3130	0	8	2004	3	5240	N	N	28632 224TH PL SE
006	669993	0450	11/13/03	\$284,950	3130	0	8	2003	3	5540	N	N	28638 225TH AV SE
006	669993	0230	3/11/04	\$324,203	3140	0	8	2004	3	5240	N	N	28616 224TH PL SE
006	669993	0410	6/21/04	\$342,640	3150	0	8	2004	3	5540	N	N	28614 225TH AV SE
006	669993	0380	5/7/04	\$337,169	3150	0	8	2004	3	6300	N	N	28603 225TH AV SE
006	669993	0210	7/8/04	\$315,240	3150	0	8	2004	3	5595	N	N	28604 224TH PL SE
006	669993	0120	12/18/03	\$330,228	3160	0	8	2004	3	6062	N	N	28623 224TH PL SE
006	669993	0300	8/28/03	\$310,675	3160	0	8	2003	3	5866	N	N	28651 225TH AV SE
006	669993	0080	9/23/03	\$308,236	3160	0	8	2003	3	6053	N	N	28649 224TH PL SE
006	669993	0160	1/29/04	\$303,950	3160	0	8	2004	3	7297	N	N	28601 224TH PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	289630	0010	7/10/03	\$362,000	1540	690	9	1993	3	45427	N	N	23206 SE 293RD PL
006	406760	0270	1/2/03	\$580,000	1660	1590	9	1960	5	19650	Y	Y	29621 232ND AV SE
006	289630	0180	10/24/04	\$370,000	1940	0	9	1994	3	39086	N	N	29507 235TH AV SE
006	289630	0260	3/8/04	\$365,000	2150	0	9	1994	3	35797	N	N	29325 233RD AV SE
006	289630	0140	1/10/03	\$380,000	2600	0	9	1993	3	40587	N	N	29514 235TH AV SE
006	289631	0330	3/19/03	\$430,000	2820	0	9	1998	3	36011	N	N	23311 SE 291ST ST
006	757420	0100	3/15/04	\$510,000	2970	0	9	2000	3	96267	N	N	23534 SE 299TH ST
006	684200	0060	6/22/04	\$485,000	2980	0	9	2000	3	25567	N	N	23015 SE 290TH ST
006	684200	0040	12/4/03	\$415,000	3000	0	9	2001	3	31202	N	N	23024 SE 291ST ST
006	102106	9119	5/19/03	\$485,000	3010	1430	9	2000	3	31380	N	N	31109 230TH AV SE
006	289631	0110	5/20/04	\$480,000	3290	0	9	1997	3	28619	N	N	23411 SE 289TH ST
006	684200	0090	4/5/04	\$497,500	3470	0	9	2000	3	32482	N	N	23016 SE 290TH ST
006	153100	0060	3/4/03	\$475,000	2700	0	10	2003	3	40863	N	N	28870 237TH PL SE
006	153100	0040	2/11/03	\$414,950	2860	0	10	2002	3	39784	N	N	28852 237TH PL SE
006	928380	0040	8/26/03	\$540,000	3000	0	10	1978	3	33950	Y	Y	22447 SE 297TH ST
006	153100	0110	3/28/03	\$489,900	3120	0	10	2002	3	39750	N	N	28831 237TH PL SE
006	729980	0060	6/23/04	\$700,000	3350	0	10	2004	3	68175	N	N	22575 SE 313TH PL
006	729980	0010	7/29/04	\$642,500	3390	0	10	2003	3	69538	N	N	22541 SE SAWYER RIDGE WY
006	153100	0030	3/18/03	\$496,000	3450	0	10	2002	3	39683	N	N	28844 237TH PL SE
006	729980	0290	10/25/04	\$800,000	3452	0	10	2003	3	83729	N	N	22439 SE 313TH PL
006	729980	0110	3/17/04	\$634,950	3520	0	10	2004	3	73882	N	N	22457 SE SAWYER RIDGE WY
006	153100	0100	11/14/03	\$504,460	3630	0	10	2003	3	46137	N	N	28839 237TH PL SE
006	092106	9060	4/13/04	\$739,000	4070	0	10	2002	3	224334	N	N	22305 SE 305TH WY
006	729980	0080	4/13/04	\$725,630	4180	0	10	2004	3	72196	N	N	22543 SE 313TH PL
006	729980	0120	6/10/04	\$750,000	4270	0	10	2004	3	100029	N	N	22443 SE SAWYER RIDGE WY
007	362206	9024	7/15/04	\$143,000	580	0	5	1920	5	4183	N	N	26717 SE RAVENSDALE PL
007	084400	1155	3/28/03	\$144,000	840	0	5	1906	5	4725	N	N	25802 LAWSON ST
007	362206	9031	1/14/04	\$153,950	890	0	5	1920	5	9450	N	N	26718 SE RAVENSDALE WY
007	362206	9034	5/4/04	\$135,000	1280	0	5	1920	4	6705	N	N	26734 SE RAVENSDALE WY
007	362206	9053	4/5/04	\$167,000	1330	0	5	1918	3	9650	N	N	26920 SE RAVENSDALE WY
007	564360	0135	9/25/03	\$167,000	640	0	6	1922	4	7300	N	N	32218 MORGAN DR

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	252206	9090	8/2/04	\$150,000	670	0	6	1952	4	109336	N	N	26729 SE 268TH ST
007	252206	9059	9/16/03	\$180,000	840	0	6	1910	4	28704	N	N	27212 SE 271ST ST
007	252206	9024	6/30/03	\$160,000	880	0	6	1966	3	23760	N	N	27422 SE 271ST ST
007	142106	9056	11/28/03	\$165,900	950	0	6	1969	4	56628	N	N	32326 HAMMOND PL
007	142106	9101	11/17/03	\$190,000	960	0	6	1955	4	22215	N	N	24712 MORGAN ST
007	142106	9086	3/27/04	\$137,500	990	0	6	1915	5	13068	N	N	24717 MORGAN ST
007	729950	0230	7/29/04	\$180,198	1010	0	6	1994	3	9600	N	N	32806 HYDE AV
007	152106	9070	2/10/04	\$152,000	1040	0	6	1971	4	7405	N	N	32496 UNION DR
007	729950	0030	6/14/04	\$184,950	1120	0	6	1994	3	9908	N	N	24746 MASON ST
007	084400	0320	10/29/04	\$166,000	1120	0	6	1990	3	7570	N	N	32432 2ND AV
007	729950	0280	4/14/04	\$177,000	1120	0	6	1994	3	9601	N	N	32811 ABRAMS AV
007	132106	9037	2/18/03	\$148,000	1180	0	6	1969	3	21137	N	N	32122 BOTTS, HL DR SE
007	084400	1280	3/14/03	\$160,200	1340	0	6	1906	5	9555	N	N	25817 LAWSON ST
007	084400	0170	9/15/03	\$202,000	1410	690	6	1995	3	9700	N	N	32232 4TH AV
007	142106	9058	10/26/04	\$190,000	1560	0	6	1918	4	15507	Y	N	25718 JOHN ST
007	142106	9183	9/10/04	\$305,000	1650	0	6	1995	3	40070	Y	N	33118 PACIFIC ST
007	423340	0710	2/24/03	\$195,000	960	530	7	1994	3	9667	N	N	32520 MC KAY LN
007	252206	9023	5/14/04	\$174,000	1050	0	7	1970	4	20790	N	N	27504 SE 271ST ST
007	084400	0914	1/2/03	\$172,500	1080	0	7	1990	3	8700	N	N	32421 5TH AV
007	423340	0060	6/27/03	\$188,000	1140	0	7	1994	3	9601	N	N	32509 NEWCASTLE DR
007	202575	0070	4/13/04	\$206,000	1210	0	7	1996	3	7602	N	N	24118 ROBERTS DR
007	084400	0165	8/12/04	\$219,950	1250	600	7	1995	3	8512	N	N	32304 4TH AV
007	564360	0070	9/10/03	\$233,900	1260	0	7	1999	3	7101	N	N	32107 UNION DR
007	202575	0020	6/24/04	\$207,500	1260	0	7	1995	3	7200	N	N	32120 UNION DR
007	202560	0070	12/15/03	\$234,000	1290	320	7	1990	4	11044	N	N	25001 SUMMIT DR
007	563601	0140	9/22/03	\$235,000	1290	370	7	1997	3	10823	N	N	30416 CUMBERLAND DR
007	563601	0510	11/26/03	\$229,950	1290	370	7	1997	3	9600	N	N	25411 CUMBERLAND WY
007	302207	9007	10/16/03	\$320,000	1300	0	7	1999	3	96703	Y	N	26221 LANDSBURG RD SE
007	202560	0170	6/24/03	\$209,715	1340	390	7	1990	3	8041	N	N	25008 FRANKLIN DR
007	202560	0190	8/6/04	\$210,000	1420	0	7	1990	3	7200	N	N	30402 KUMMER AV
007	423340	0250	6/21/04	\$215,000	1430	0	7	1993	3	9768	N	N	32504 NEWCASTLE DR

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	423340	0020	6/12/03	\$195,000	1430	0	7	1993	3	9601	N	N	32517 NEWCASTLE DR
007	423340	0120	5/12/03	\$198,000	1430	0	7	1995	3	9605	N	N	32407 NEWCASTLE DR
007	563601	0270	6/22/04	\$250,000	1480	0	7	1996	3	9897	N	N	25512 CUMBERLAND WY
007	563600	0240	5/11/04	\$231,000	1480	0	7	1995	3	9932	N	N	25309 CUMBERLAND PL
007	202560	0030	9/23/03	\$213,000	1500	0	7	1990	3	7200	N	N	25009 SUMMIT DR
007	202560	0160	4/18/03	\$200,000	1500	0	7	1990	3	7290	N	N	25006 FRANKLIN DR
007	202560	0180	4/29/04	\$216,500	1510	0	7	1990	3	7221	N	N	30400 KUMMER AV
007	289140	0110	4/15/03	\$249,950	1510	0	7	1992	3	68824	N	N	25236 SE 357TH ST
007	084400	0150	10/31/03	\$222,000	1530	0	7	1996	3	9145	N	N	32210 3RD AV
007	563600	0440	9/28/04	\$240,000	1540	0	7	1995	3	9700	N	N	25414 KANASKET DR
007	563600	0270	4/23/04	\$240,000	1540	0	7	1994	3	12425	N	N	25323 KANASKET DR
007	084400	0290	7/9/04	\$179,000	1540	0	7	1992	3	5940	N	N	32330 2ND AV
007	142106	9028	8/9/04	\$229,400	1560	700	7	1987	3	22479	Y	N	32904 5TH AV
007	563600	0030	9/14/04	\$255,000	1590	570	7	1996	3	11122	N	N	25320 CUMBERLAND WY
007	563601	0750	2/13/04	\$248,900	1590	560	7	1997	3	9931	N	N	30501 SELLECK PL
007	084400	0185	3/23/04	\$215,500	1600	0	7	1996	3	7500	N	N	32225 5TH AV
007	202560	0100	9/17/04	\$234,450	1610	0	7	1990	3	7200	N	N	30407 BLAINE AV
007	142106	9137	5/25/04	\$239,000	1620	0	7	2004	3	13939	N	N	24717 MORGAN ST
007	510451	0620	4/19/04	\$249,674	1630	0	7	2004	3	6145	N	N	24543 SE 276TH CT
007	510451	0510	3/23/04	\$240,990	1630	0	7	2003	3	6345	N	N	24530 SE 276TH CT
007	510451	0490	2/6/04	\$239,490	1630	0	7	2003	3	4473	N	N	24506 SE 276TH CT
007	510451	0670	12/17/03	\$238,237	1630	0	7	2003	3	5338	N	N	24507 SE 276TH CT
007	510451	0580	5/21/04	\$234,990	1630	0	7	2004	3	5007	N	N	24550 SE 276TH CT
007	510451	0820	12/16/03	\$235,990	1630	0	7	2003	3	4733	N	N	24520 SE 275TH ST
007	510451	0610	4/20/04	\$235,990	1630	0	7	2004	3	4075	N	N	24547 SE 276TH CT
007	510451	0630	4/14/04	\$232,167	1630	0	7	2003	3	4700	N	N	24539 SE 276TH CT
007	564360	0200	3/22/03	\$204,990	1630	0	7	1967	4	11400	N	N	32406 MORGAN DR
007	423340	0350	4/6/04	\$224,000	1650	0	7	1994	3	10575	N	N	32524 MC KAY LN
007	202560	0140	1/29/04	\$218,000	1650	0	7	1990	3	9643	N	N	25000 FRANKLIN DR
007	423340	0050	5/20/03	\$199,000	1660	0	7	1994	3	9601	N	N	32511 NEWCASTLE DR
007	510451	0140	8/23/04	\$277,900	1690	0	7	2003	3	5175	N	N	27361 245TH AV SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	0100	7/14/04	\$273,000	1690	0	7	2002	3	5175	N	N	27423 245TH AV SE
007	510451	0540	12/5/03	\$243,100	1690	0	7	2003	3	4102	N	N	24517 SE 275TH ST
007	510451	0220	6/18/03	\$241,451	1690	0	7	2003	3	4607	N	N	27305 245TH AV SE
007	510451	0180	1/17/03	\$241,501	1690	0	7	2003	3	4349	N	N	27329 245TH AV SE
007	510451	0760	11/5/03	\$235,972	1690	0	7	2003	3	4758	N	N	24541 SE 275TH ST
007	510451	0030	6/18/03	\$236,884	1690	0	7	2003	3	5082	N	N	27603 245TH AV SE
007	510451	0210	5/28/03	\$236,845	1690	0	7	2003	3	4533	N	N	27309 245TH AV SE
007	510451	0480	7/16/03	\$235,029	1690	0	7	2003	3	4734	N	N	27544 245TH AV SE
007	510451	0140	3/6/03	\$234,300	1690	0	7	2003	3	5175	N	N	27361 245TH AV SE
007	510451	0450	9/17/03	\$229,990	1690	0	7	2003	3	4582	N	N	27520 245TH AV SE
007	510451	0280	5/6/03	\$229,990	1690	0	7	2003	3	4925	N	N	27338 245TH AV SE
007	510451	0310	2/19/03	\$225,990	1690	0	7	2003	3	4300	N	N	27362 245TH AV SE
007	510451	0780	10/14/03	\$223,990	1690	0	7	2003	3	4500	N	N	24525 SE 275TH ST
007	510451	0260	3/5/03	\$223,534	1690	0	7	2003	3	7343	N	N	27326 245TH AV SE
007	510451	0790	10/3/03	\$218,990	1690	0	7	2003	3	4500	N	N	24513 SE 275TH ST
007	202560	0150	8/20/03	\$246,000	1730	0	7	1991	4	7206	N	N	25002 FRANKLIN DR
007	202650	0100	3/25/04	\$209,000	1750	0	7	1986	4	10967	N	N	24405 TERRACE PL
007	564360	0160	5/13/04	\$220,000	1760	0	7	2004	3	5840	N	N	32127 MORGAN DR
007	152106	9002	7/15/03	\$300,000	1770	0	7	1923	5	74052	N	N	23703 ROBERTS DR
007	510452	0320	7/20/04	\$234,990	1770	0	7	2004	3	5329	N	N	27961 251ST AV SE
007	142106	9074	9/30/03	\$270,000	1780	600	7	1943	5	26136	N	N	24512 MORGAN ST
007	563601	0530	9/20/04	\$267,000	1810	0	7	1997	3	9600	N	N	25419 CUMBERLAND WY
007	423340	0190	8/20/04	\$252,000	1820	0	7	1994	3	10086	N	N	32406 NEWCASTLE DR
007	510451	0770	9/15/04	\$289,900	1830	0	7	2003	3	4500	N	N	24533 SE 275TH ST
007	510451	0470	9/17/04	\$284,500	1830	0	7	2003	3	4796	N	N	27536 245TH AV SE
007	510451	0060	3/11/04	\$270,000	1830	0	7	2002	3	5331	N	N	27455 245TH AV SE
007	510451	0600	4/19/04	\$267,334	1830	0	7	2004	3	5434	N	N	24553 SE 276TH CT
007	510451	0660	3/19/04	\$263,881	1830	0	7	2003	3	5168	N	N	24515 SE 276TH CT
007	510451	0560	4/30/04	\$264,809	1830	0	7	2004	3	5877	N	N	24542 SE 276TH CT
007	510451	0590	6/2/04	\$256,580	1830	0	7	2004	3	5757	N	N	24554 SE 276TH CT
007	510451	0520	3/30/04	\$261,925	1830	0	7	2004	3	4156	N	N	24534 SE 276TH CT

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	0430	2/9/04	\$257,776	1830	0	7	2003	3	4656	N	N	27506 245TH AV SE
007	510451	0460	8/8/03	\$254,785	1830	0	7	2003	3	4764	N	N	27528 245TH AV SE
007	510451	0010	6/11/03	\$254,150	1830	0	7	2003	3	9601	N	N	27619 245TH AV SE
007	510451	0650	2/3/04	\$252,884	1830	0	7	2003	3	5252	N	N	24523 SE 276TH CT
007	510451	0550	10/21/03	\$252,775	1830	0	7	2003	3	6809	N	N	24521 SE 275TH ST
007	510451	0050	8/25/03	\$249,990	1830	0	7	2003	3	6269	N	N	27543 245TH AV SE
007	510451	0530	4/2/04	\$250,602	1830	0	7	2004	3	5769	N	N	24538 SE 276TH CT
007	510451	0570	5/7/04	\$250,200	1830	0	7	2004	3	5016	N	N	24546 SE 276TH CT
007	510451	0840	2/19/04	\$248,062	1830	0	7	2003	3	5437	N	N	24536 SE 275TH ST
007	510451	0830	2/20/04	\$247,200	1830	0	7	2003	3	4500	N	N	24528 SE 275TH ST
007	510451	0240	2/13/03	\$247,191	1830	0	7	2003	3	8601	N	N	27318 245TH AV SE
007	510451	0040	7/9/03	\$246,990	1830	0	7	2003	3	5320	N	N	27551 245TH AV SE
007	510451	0170	2/3/04	\$248,000	1830	0	7	2003	3	5144	N	N	27337 245TH AV SE
007	510451	0250	2/10/03	\$246,559	1830	0	7	2003	3	6826	N	N	27322 245TH AV SE
007	510451	0800	9/17/03	\$245,990	1830	0	7	2003	3	4498	N	N	24509 SE 275TH ST
007	510451	0170	3/18/03	\$246,990	1830	0	7	2003	3	5144	N	N	27337 245TH AV SE
007	510451	0500	2/17/04	\$242,990	1830	0	7	2003	3	4785	N	N	24514 SE 276TH CT
007	510451	0810	11/25/03	\$242,500	1830	0	7	2003	3	5120	N	N	24512 SE 275TH ST
007	510451	0200	2/21/03	\$241,811	1830	0	7	2003	3	5184	N	N	27313 245TH AV SE
007	510451	0020	6/2/03	\$239,990	1830	0	7	2003	3	5892	N	N	27611 245TH AV SE
007	510451	0470	9/3/03	\$239,903	1830	0	7	2003	3	4796	N	N	27536 245TH AV SE
007	510451	0330	2/18/03	\$239,490	1830	0	7	2002	3	5000	N	N	27400 245TH AV SE
007	510451	0770	11/3/03	\$234,990	1830	0	7	2003	3	4500	N	N	24533 SE 275TH ST
007	510451	0290	1/24/03	\$237,990	1830	0	7	2003	3	4564	N	N	27346 245TH AV SE
007	510451	0300	2/6/03	\$237,000	1830	0	7	2003	3	5205	N	N	27354 245TH AV SE
007	510451	0640	3/9/04	\$236,990	1830	0	7	2003	3	4685	N	N	24531 SE 276TH CT
007	510451	0440	11/4/03	\$235,990	1830	0	7	2003	3	4390	N	N	27514 245TH AV SE
007	510451	0230	3/5/03	\$234,278	1830	0	7	2003	3	9396	N	N	27301 245TH AV SE
007	510451	0270	2/5/03	\$233,990	1830	0	7	2003	3	5612	N	N	27330 245TH AV SE
007	510451	0190	1/30/03	\$231,640	1830	0	7	2003	3	4694	N	N	27321 245TH AV SE
007	563600	0170	2/20/03	\$239,950	1860	0	7	1994	3	10231	N	N	25210 CUMBERLAND PL

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Area 57  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	563600	0280	2/25/03	\$289,950	1880	860	7	1994	3	11055	N	N	25401 KANASKET DR
007	563601	0120	6/9/04	\$297,950	1900	0	7	1997	3	11839	N	N	30424 CUMBERLAND DR
007	563601	0730	8/28/03	\$269,950	1980	0	7	1998	3	10617	N	N	30508 SELLECK PL
007	563601	0050	11/12/03	\$258,000	2057	0	7	1998	3	9600	N	N	30516 CUMBERLAND DR
007	563601	0030	10/13/03	\$265,000	2090	0	7	1998	3	9600	N	N	30520 CUMBERLAND DR
007	563601	0130	10/8/03	\$265,000	2090	0	7	1998	3	9855	N	N	30420 CUMBERLAND DR
007	510452	0800	8/18/04	\$291,990	2150	0	7	2004	3	5816	N	N	27970 251ST AV SE
007	142106	9162	3/7/03	\$272,500	2570	0	7	1998	3	12109	N	N	25006 MORGAN ST
007	510451	1710	7/15/04	\$372,008	2800	0	7	2004	3	7020	N	N	24708 SE 278TH ST
007	563600	0100	5/14/03	\$285,000	2890	0	7	1997	3	10641	N	N	25201 KANASKET DR
007	563601	0020	8/24/04	\$320,000	2993	0	7	1998	3	9600	N	N	30524 CUMBERLAND DR
007	563601	0690	11/6/03	\$312,000	2993	0	7	1998	3	9600	N	N	30513 CUMBERLAND DR
007	564360	0110	10/14/04	\$244,000	1150	490	8	1997	3	9490	N	N	32124 MORGAN DR
007	162106	9030	8/14/03	\$265,000	1260	250	8	1988	3	44431	N	N	22117 SE 328TH PL
007	142106	9072	2/7/03	\$259,800	1510	0	8	1994	3	101494	N	N	32813 MERINO ST
007	510452	0350	6/10/04	\$269,727	1770	0	8	2004	3	5363	N	N	27988 MAPLE RIDGE WY SE
007	510452	0330	7/7/04	\$249,990	1770	0	8	2004	3	4505	N	N	27969 251ST AV SE
007	563600	0090	12/19/03	\$252,152	1800	0	8	1997	3	14003	N	N	25202 KANASKET DR
007	346340	0030	2/13/04	\$274,950	1850	0	8	1990	3	25098	N	N	32729 224TH PL SE
007	072107	9030	11/24/03	\$377,000	1900	1380	8	2001	4	25050	Y	Y	27703 SE 306TH ST
007	510451	2080	8/24/04	\$314,900	2000	0	8	2003	3	5863	N	N	27703 245TH AV SE
007	510451	2080	7/28/03	\$281,990	2000	0	8	2003	3	5863	N	N	27703 245TH AV SE
007	510451	0700	3/5/03	\$281,326	2000	0	8	2003	3	6028	N	N	27545 MAPLE RIDGE WY SE
007	510451	2100	5/12/03	\$280,950	2000	0	8	2003	3	5544	N	N	27719 245TH AV SE
007	510451	0680	3/21/03	\$280,000	2000	0	8	2003	3	6183	N	N	27536 MAPLE RIDGE WY SE
007	510451	2030	3/24/03	\$276,765	2000	0	8	2003	3	7084	N	N	24453 SE 277TH CT
007	510451	0690	3/26/03	\$272,990	2000	0	8	2003	3	5678	N	N	27555 MAPLE RIDGE WY SE
007	510451	0720	2/18/03	\$270,000	2000	0	8	2003	3	5500	N	N	27531 MAPLE RIDGE WY SE
007	510451	0730	3/27/03	\$269,090	2000	0	8	2003	3	5500	N	N	27523 MAPLE RIDGE WY SE
007	510452	0550	6/14/04	\$315,613	2080	0	8	2004	3	5100	N	N	28107 MAPLE RIDGE WY SE
007	510452	0540	5/17/04	\$309,903	2080	0	8	2004	3	5100	N	N	28099 MAPLE RIDGE WY SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510452	0520	4/15/04	\$284,990	2080	0	8	2004	3	5100	N	N	28083 MAPLE RIDGE WY SE
007	346340	0130	5/13/04	\$346,000	2110	0	8	1984	3	61064	N	N	22513 SE 329TH ST
007	510452	0810	8/20/04	\$316,624	2150	0	8	2004	3	11672	N	N	27962 251ST AV SE
007	510452	0360	8/9/04	\$311,990	2190	0	8	2004	3	4502	N	N	27980 MAPLE RIDGE WY SE
007	510452	0340	6/22/04	\$288,805	2190	0	8	2004	3	4496	N	N	27977 251ST AV SE
007	510452	0820	7/30/04	\$285,990	2190	0	8	2004	3	8960	N	N	27954 251ST AV SE
007	346340	0330	4/17/04	\$395,000	2240	690	8	1990	3	29136	Y	Y	32602 224TH PL SE
007	346340	0070	2/11/03	\$272,000	2310	0	8	1990	3	36125	N	N	22403 SE 329TH ST
007	510452	0110	11/25/03	\$299,990	2350	0	8	2003	3	5881	N	N	27949 MAPLE RIDGE WY SE
007	510452	0460	2/18/04	\$304,000	2350	0	8	2003	3	5100	N	N	28035 MAPLE RIDGE WY SE
007	510452	0040	11/20/03	\$293,990	2350	0	8	2003	3	5355	N	N	27839 MAPLE RIDGE WY SE
007	510452	0420	3/1/04	\$297,490	2350	0	8	2003	3	5100	N	N	28003 MAPLE RIDGE WY SE
007	510452	0100	10/7/03	\$296,903	2350	0	8	2003	3	6232	N	N	27941 MAPLE RIDGE WY SE
007	510452	0440	1/28/04	\$295,061	2350	0	8	2003	3	5100	N	N	28019 MAPLE RIDGE WY SE
007	510452	0020	7/15/03	\$287,958	2350	0	8	2003	3	5355	N	N	27823 MAPLE RIDGE WY SE
007	510452	0390	12/22/03	\$292,990	2350	0	8	2003	3	5140	N	N	27981 MAPLE RIDGE WY SE
007	510452	0050	8/24/03	\$287,000	2350	0	8	2003	3	5355	N	N	27901 MAPLE RIDGE WY SE
007	510452	0490	3/11/04	\$284,990	2350	0	8	2003	3	5100	N	N	28059 MAPLE RIDGE WY SE
007	302207	9031	4/1/03	\$379,000	2370	0	8	1989	3	100483	N	N	28414 SE 258TH ST
007	302207	9049	6/21/04	\$624,500	2390	1700	8	1987	3	206474	Y	N	26032 292ND AV SE
007	346340	0240	3/23/04	\$346,000	2390	0	8	1991	3	40383	Y	Y	22424 SE 329TH ST
007	510452	0480	3/17/04	\$344,619	2410	0	8	2003	3	5100	N	N	28051 MAPLE RIDGE WY SE
007	510451	2020	1/21/03	\$326,933	2430	0	8	2003	3	9496	N	N	24474 SE 277TH CT
007	510451	2040	2/7/03	\$316,490	2430	0	8	2003	3	7406	N	N	24457 SE 277TH CT
007	510451	2050	2/13/03	\$307,990	2430	0	8	2003	3	21197	N	N	24461 SE 277TH CT
007	510451	2060	3/17/03	\$307,930	2430	0	8	2003	3	7243	N	N	24465 SE 277TH CT
007	510451	2070	6/4/03	\$306,990	2430	0	8	2003	3	7242	N	N	24471 SE 277TH CT
007	510451	2110	3/3/03	\$304,366	2430	0	8	2003	3	6800	N	N	27727 245TH AV SE
007	510451	2010	1/27/03	\$300,000	2430	0	8	2003	3	6985	N	N	24482 SE 277TH CT
007	510451	2090	7/16/03	\$299,990	2430	0	8	2003	3	5160	N	N	27711 245TH AV SE
007	510451	0740	2/24/04	\$299,900	2430	0	8	2003	3	5500	N	N	27515 MAPLE RIDGE WY SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	1080	2/12/03	\$297,990	2430	0	8	2003	3	5512	N	N	27532 MAPLE RIDGE WY SE
007	510451	0710	3/7/03	\$294,990	2430	0	8	2003	3	5718	N	N	27539 MAPLE RIDGE WY SE
007	510451	1050	1/28/03	\$291,990	2430	0	8	2003	3	7163	N	N	27508 MAPLE RIDGE WY SE
007	510452	0500	5/7/04	\$342,990	2480	0	8	2004	3	5100	N	N	28067 MAPLE RIDGE WY SE
007	510452	0560	6/18/04	\$342,990	2480	0	8	2004	3	5955	N	N	28121 MAPLE RIDGE WY SE
007	510452	0470	3/18/04	\$339,057	2480	0	8	2004	3	5100	N	N	28043 MAPLE RIDGE WY SE
007	510452	0130	11/4/03	\$351,417	2510	0	8	2003	3	6017	N	N	27965 MAPLE RIDGE WY SE
007	510452	0120	10/24/03	\$347,387	2510	0	8	2003	3	6407	N	N	27957 MAPLE RIDGE WY SE
007	510452	0510	8/23/04	\$351,990	2510	0	8	2004	3	5100	N	N	28075 MAPLE RIDGE WY SE
007	510452	0530	4/21/04	\$349,650	2510	0	8	2004	3	5100	N	N	28091 MAPLE RIDGE WY SE
007	510452	0080	9/17/03	\$337,990	2510	0	8	2003	3	7266	N	N	27925 MAPLE RIDGE WY SE
007	510452	0380	11/25/03	\$342,990	2510	0	8	2003	3	5675	N	N	27973 MAPLE RIDGE WY SE
007	510452	0410	12/3/03	\$336,990	2510	0	8	2003	3	5100	N	N	27997 MAPLE RIDGE WY SE
007	510452	0010	7/10/03	\$324,131	2510	0	8	2003	3	6008	N	N	27815 MAPLE RIDGE WY SE
007	510452	0450	2/23/04	\$327,990	2510	0	8	2003	3	5100	N	N	28027 MAPLE RIDGE WY SE
007	510452	0030	8/18/03	\$320,000	2510	0	8	2003	3	5355	N	N	27831 MAPLE RIDGE WY SE
007	510452	0430	1/9/04	\$319,490	2510	0	8	2003	3	5100	N	N	28011 MAPLE RIDGE WY SE
007	510452	0070	9/5/03	\$316,005	2510	0	8	2003	3	6306	N	N	27917 MAPLE RIDGE WY SE
007	510452	0090	9/25/03	\$315,990	2510	0	8	2003	3	6858	N	N	27933 MAPLE RIDGE WY SE
007	510452	0060	8/27/03	\$312,385	2510	0	8	2003	3	5720	N	N	27909 MAPLE RIDGE WY SE
007	302207	9099	11/3/04	\$464,000	2530	0	8	2000	3	217800	N	N	27021 292ND AV SE
007	510451	2160	6/2/04	\$401,687	2800	0	8	2004	3	6930	N	N	24619 SE 278TH ST
007	510452	0170	8/11/04	\$389,817	2800	0	8	2004	3	7280	N	N	24905 SE 279TH ST
007	510451	2120	10/28/03	\$384,109	2800	0	8	2003	3	11188	N	N	24529 SE 278TH ST
007	510451	1760	4/19/04	\$384,077	2800	0	8	2004	3	8068	N	N	24602 SE 278TH ST
007	510451	1670	6/29/04	\$381,500	2800	0	8	2003	3	7326	N	N	27729 MAPLE RIDGE WY SE
007	510451	1790	3/25/04	\$385,807	2800	0	8	2003	3	7996	N	N	27716 246TH AV SE
007	510451	2150	5/6/04	\$372,990	2800	0	8	2004	3	7182	N	N	24611 SE 278TH ST
007	510451	1400	3/25/03	\$371,374	2800	0	8	2003	3	7826	N	N	24823 SE 278TH ST
007	510451	1600	6/29/04	\$370,000	2800	0	8	2002	3	9764	N	N	27627 MAPLE RIDGE WY SE
007	510451	1690	1/24/03	\$366,000	2800	0	8	2003	3	9229	N	N	27745 MAPLE RIDGE WY SE

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Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	1340	5/8/03	\$359,765	2800	0	8	2003	3	9768	N	N	24846 SE 278TH ST
007	510451	1980	8/19/03	\$359,236	2800	0	8	2003	3	8115	N	N	27702 245TH AV SE
007	510451	1850	11/5/03	\$357,869	2800	0	8	2003	3	7705	N	N	27633 246TH AV SE
007	510451	1480	4/1/03	\$358,821	2800	0	8	2003	3	7212	N	N	24838 SE 278TH ST
007	510451	1950	9/17/03	\$358,244	2800	0	8	2003	3	9480	N	N	27726 245TH AV SE
007	510451	1430	4/9/03	\$353,691	2800	0	8	2003	3	10209	N	N	24806 SE 278TH ST
007	510451	1840	12/2/03	\$352,366	2800	0	8	2003	3	6977	N	N	27630 246TH AV SE
007	510451	1370	6/17/03	\$352,109	2800	0	8	2003	3	10356	N	N	24847 SE 278TH ST
007	510451	1450	4/11/03	\$350,990	2800	0	8	2003	3	7356	N	N	24822 SE 278TH ST
007	510451	2000	8/2/03	\$347,125	2800	0	8	2003	3	8115	N	N	27634 245TH AV SE
007	510451	1920	10/13/03	\$344,990	2800	0	8	2003	3	7599	N	N	24524 SE 278TH ST
007	510451	1670	1/8/03	\$340,990	2800	0	8	2003	3	7326	N	N	27729 MAPLE RIDGE WY SE
007	510451	1360	5/22/03	\$337,990	2800	0	8	2003	3	9593	N	N	24853 SE 278TH ST
007	510451	1520	2/24/03	\$331,990	2800	0	8	2003	3	7353	N	N	27730 MAPLE RIDGE WY SE
007	510451	1810	2/24/04	\$408,990	3440	0	8	2004	3	6600	N	N	27654 246TH AV SE
007	510451	1320	7/12/04	\$457,000	3610	0	8	2003	3	14186	N	N	24796 SE 276TH PL
007	510451	1680	5/24/04	\$446,900	3610	0	8	2003	3	7906	N	N	27737 MAPLE RIDGE WY SE
007	510451	1880	4/5/04	\$406,990	3610	0	8	2003	3	7000	N	N	27707 246TH AV SE
007	510451	1970	9/3/03	\$400,372	3610	0	8	2003	3	8541	N	N	27710 245TH AV SE
007	510451	1860	3/17/04	\$400,000	3610	0	8	2003	3	7369	N	N	27641 246TH AV SE
007	510451	1940	9/29/03	\$396,043	3610	0	8	2003	3	8538	N	N	27734 245TH AV SE
007	510451	1410	4/10/03	\$392,766	3610	0	8	2003	3	7355	N	N	24815 SE 278TH ST
007	510451	1500	5/13/03	\$389,990	3610	0	8	2003	3	7255	N	N	27746 MAPLE RIDGE WY SE
007	510451	1820	1/14/04	\$388,990	3610	0	8	2003	3	6600	N	N	27646 246TH AV SE
007	510451	1460	4/17/03	\$387,976	3610	0	8	2003	3	11527	N	N	24826 SE 278TH ST
007	510451	1680	4/3/03	\$384,990	3610	0	8	2003	3	7906	N	N	27737 MAPLE RIDGE WY SE
007	510451	1390	4/1/03	\$382,910	3610	0	8	2003	3	8169	N	N	24831 SE 278TH ST
007	510451	1930	9/15/03	\$380,990	3610	0	8	2003	3	8373	N	N	24516 SE 278TH ST
007	510451	1330	4/30/03	\$380,708	3610	0	8	2003	3	11005	N	N	24842 SE 278TH ST
007	510451	1510	2/6/03	\$379,990	3610	0	8	2003	3	9242	N	N	27738 MAPLE RIDGE WY SE
007	510451	1530	2/21/03	\$365,990	3610	0	8	2003	3	7555	N	N	27722 MAPLE RIDGE WY SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	2180	6/15/04	\$465,456	3640	0	8	2004	3	6930	N	N	24701 SE 278TH ST
007	510451	1770	4/1/04	\$446,122	3640	0	8	2004	3	7790	N	N	27732 246TH AV SE
007	510452	0140	8/25/04	\$458,572	3740	0	8	2004	3	7148	N	N	24957 SE 279TH ST
007	510451	1800	2/17/04	\$452,382	3740	0	8	2003	3	6934	N	N	27708 246TH AV SE
007	510451	1700	7/28/04	\$453,262	3740	0	8	2004	3	11196	N	N	24716 SE 278TH ST
007	510451	2130	11/5/03	\$436,951	3740	0	8	2003	3	9437	N	N	24537 SE 278TH ST
007	510451	1440	7/20/04	\$439,950	3740	0	8	2003	3	6973	N	N	24814 SE 278TH ST
007	510451	1260	3/11/04	\$434,000	3740	0	8	2003	3	10837	N	N	24768 SE 276TH PL
007	510451	1750	5/27/04	\$434,582	3740	0	8	2004	3	6845	N	N	24610 SE 278TH ST
007	510451	1380	4/11/03	\$413,247	3740	0	8	2003	3	10356	N	N	24839 SE 278TH ST
007	510451	1420	3/11/03	\$409,349	3740	0	8	2003	3	8164	N	N	24807 SE 278TH ST
007	510451	1470	4/30/03	\$404,990	3740	0	8	2003	3	8788	N	N	24830 SE 278TH ST
007	510451	1440	3/17/03	\$400,990	3740	0	8	2003	3	6973	N	N	24814 SE 278TH ST
007	510451	1660	1/2/03	\$398,808	3740	0	8	2003	3	7497	N	N	27721 MAPLE RIDGE WY SE
007	510451	1870	1/8/04	\$395,990	3740	0	8	2003	3	7322	N	N	27649 246TH AV SE
007	510451	1960	9/9/03	\$394,990	3740	0	8	2003	3	9194	N	N	27718 245TH AV SE
007	510451	1350	5/21/03	\$392,571	3740	0	8	2003	3	9592	N	N	24854 SE 278TH ST
007	510451	1830	12/9/03	\$389,990	3740	0	8	2003	3	6977	N	N	27638 246TH AV SE
007	510451	1990	8/13/03	\$381,652	3740	0	8	2003	3	7962	N	N	27621 245TH AV SE
007	510451	1490	3/7/03	\$372,990	3740	0	8	2003	3	7211	N	N	27752 MAPLE RIDGE WY SE
007	510451	1900	3/12/04	\$427,756	3745	0	8	2004	3	7443	N	N	27723 246TH AV SE
007	510451	1720	6/29/04	\$437,990	3780	0	8	2004	3	8554	N	N	24700 SE 278TH ST
007	510451	2170	6/9/04	\$433,694	3780	0	8	2004	3	6930	N	N	24627 SE 278TH ST
007	510452	0190	9/7/04	\$428,990	3780	0	8	2004	3	8139	N	N	27820 MAPLE RIDGE WY SE
007	510452	0180	8/2/04	\$431,990	3780	0	8	2004	3	11592	N	N	27924 MAPLE RIDGE WY SE
007	510452	0160	8/23/04	\$436,990	3780	0	8	2004	3	6347	N	N	24913 SE 279TH ST
007	510451	1730	6/23/04	\$428,392	3780	0	8	2004	3	6800	N	N	24626 SE 278TH ST
007	510451	2140	4/30/04	\$435,545	3780	0	8	2004	3	8124	N	N	24603 SE 278TH ST
007	510451	1740	5/25/04	\$421,068	3780	0	8	2004	3	6800	N	N	24618 SE 278TH ST
007	510451	1780	4/8/04	\$415,042	3780	0	8	2004	3	8838	N	N	27724 246TH AV SE
007	510451	1890	4/15/04	\$408,990	3780	0	8	2004	3	7252	N	N	27715 246TH AV SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	1910	2/27/04	\$402,672	3780	0	8	2004	3	7889	N	N	27731 246TH AV SE
007	232106	9039	5/16/03	\$420,000	2250	0	9	1991	3	214315	N	N	25820 SE GREEN VALLEY RD
007	302207	9033	10/28/04	\$479,950	2260	0	9	1990	3	96278	Y	N	28620 SE 258TH ST
007	302207	9032	5/28/04	\$509,950	2930	0	9	1994	3	96990	N	N	28518 SE 258TH ST
007	362206	9098	5/19/04	\$489,950	2960	0	9	2004	3	46609	N	N	26395 SE 276TH ST
007	362206	9124	2/18/04	\$555,950	3120	0	9	2003	3	42689	N	N	26419 273RD PL SE
007	362206	9110	2/20/04	\$576,950	3120	0	9	2003	3	33106	N	N	27558 SE 265TH CT
007	362206	9075	5/1/03	\$551,505	3120	0	9	2003	3	43560	N	N	26759 SE 272ND ST
007	362206	9119	4/5/04	\$540,000	3120	0	9	2003	3	37026	N	N	27557 SE 265TH CT
007	362206	9078	8/26/03	\$570,300	3320	0	9	2003	3	63162	N	N	26715 SE 272ND ST
007	362206	9125	10/1/03	\$561,950	3340	0	9	2003	3	37897	N	N	26427 273RD PL SE
007	362206	9082	7/13/04	\$598,932	3360	0	9	2004	3	27878	N	N	27320 264TH AV SE
007	362206	9117	1/6/04	\$558,950	3360	0	9	2003	3	38333	N	N	27541 265TH CT SE
007	362206	9109	6/10/04	\$561,236	3360	0	9	2004	3	34412	N	N	26608 SE 276TH ST
007	362206	9081	12/18/03	\$532,950	3370	0	9	2003	3	24829	N	N	26426 273RD PL SE
007	362206	9079	8/8/03	\$534,950	3370	0	9	2003	3	45302	N	N	26707 SE 272ND ST
007	362206	9120	2/3/04	\$606,600	3380	0	9	2003	3	36155	N	N	27565 SE 265TH CT
007	362206	9080	9/9/03	\$538,950	3380	0	9	2003	3	26136	N	N	26508 273RD PL SE
007	362206	9086	4/7/04	\$555,950	3380	0	9	2003	3	58806	N	N	27337 264TH AV SE
007	302207	9084	1/15/04	\$761,886	3390	0	9	2003	3	489614	N	N	22826 SE 268TH ST
007	362206	9118	10/2/03	\$559,586	3400	0	9	2003	3	45738	N	N	27549 SE 265TH CT
007	362206	9111	9/21/04	\$633,728	3410	0	9	2004	3	33541	N	N	27540 265TH CT SE
007	362206	9123	12/23/03	\$574,000	3410	0	9	2003	3	43560	N	N	27360 264TH AV SE
007	362206	9085	3/9/04	\$578,124	3410	0	9	2003	3	58806	N	N	27313 264TH AV SE
007	362206	9087	4/22/04	\$543,950	3410	0	9	2004	3	51401	N	N	27359 264TH AV SE
007	362206	9113	4/21/04	\$549,000	3410	0	9	2004	3	43996	N	N	27520 265TH CT SE
007	362206	9084	3/2/04	\$539,450	3410	0	9	2003	3	87556	N	N	27305 264TH AV SE
007	362206	9102	2/24/04	\$537,950	3410	0	9	2003	3	37897	N	N	26615 SE 276TH ST
007	302207	9080	4/15/03	\$699,950	3420	0	9	2002	3	222156	N	N	27909 SE 268TH ST
007	362206	9104	9/14/04	\$579,380	3420	0	9	2004	3	62726	N	N	26711 SE 276TH ST
007	362206	9114	5/26/04	\$565,730	3420	0	9	2004	3	33106	N	N	27521 265TH CT SE

**Improved Sales Used in this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	362206	9116	2/17/04	\$563,950	3420	0	9	2003	3	42253	N	N	27533 265TH CT SE
007	302207	9081	5/28/03	\$675,000	3440	0	9	2003	3	222156	N	N	28017 SE 268TH ST
007	302207	9085	3/25/03	\$670,118	3490	0	9	2003	3	461736	N	N	28210 SE 268TH ST
007	362206	9108	8/18/04	\$603,650	3570	0	9	2004	3	36155	N	N	26626 SE 276TH ST
007	362206	9121	10/6/03	\$534,400	3580	0	9	2003	3	41818	N	N	26418 SE 276TH ST
007	362206	9083	8/16/04	\$691,950	3600	0	9	2004	3	33106	N	N	27308 264TH AV SE
007	362206	9112	7/21/04	\$600,250	3710	0	9	2004	3	34848	N	N	27526 265TH CT SE
007	362206	9122	11/17/03	\$591,000	3770	0	9	2003	3	47480	N	N	27500 264TH AV SE
007	362206	9126	9/19/03	\$584,950	3770	0	9	2003	3	52708	N	N	26721 273RD PL SE
007	302207	9082	9/16/03	\$725,000	4060	0	9	2003	3	222156	N	N	28119 SE 268TH ST
007	362206	9115	8/18/04	\$595,950	4500	0	9	2004	3	32670	N	N	27525 265TH CT SE

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**Improved Sales Removed from this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012206	9010	6/11/03	\$87,400	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
001	012206	9045	7/9/03	\$176,000	NON-REPRESENTATIVE SALE
001	012206	9049	8/19/03	\$147,500	QUIT CLAIM DEED
001	012206	9081	9/19/03	\$405,000	NO MARKET EXPOSURE
001	052207	9011	10/16/03	\$290,000	QUIT CLAIM DEED
001	062207	9003	12/31/03	\$515,000	OPEN SPACE; OBSOLESCENCE
001	062207	9058	2/10/03	\$147,500	ESTATE ADMIN OR EXECUTOR; NO MKT EXPOSURE
001	070570	0900	8/19/04	\$215,000	EXEMPT FROM EXCISE TAX
001	070571	0320	2/23/04	\$272,000	TO RELOCATION SERVICE
001	070571	0580	6/11/03	\$263,000	TO RELOCATION SERVICE
001	070573	0180	9/11/03	\$255,000	TO RELOCATION SERVICE
001	072207	9054	6/28/04	\$492,000	DIAGNOSTIC OUTLIER
001	072207	9087	1/7/03	\$171,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	092206	9079	10/18/04	\$170,000	DIAGNOSTIC OUTLIER
001	092206	9080	4/8/03	\$134,400	BANKRUPTCY - RECEIVER OR TRUSTEE
001	102206	9095	10/15/03	\$260,000	MULTI-PARCEL SALE
001	102206	9169	10/13/03	\$150,000	%COMPLETE;DOR RATIO
001	112206	9042	5/18/04	\$135,500	PERSONAL PROPERTY MOBILE HOME; BANKRUPTCY
001	112206	9042	2/20/04	\$120,900	PP MOBILE HOME; EXEMPT FROM EXCISE TAX
001	112206	9057	2/12/04	\$67,000	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
001	112206	9070	5/24/04	\$550,000	IMP COUNT
001	112206	9124	7/31/03	\$154,000	DOR RATIO
001	122206	9009	1/20/04	\$350,000	PERSONAL PROPERTY MOBILE HOME
001	122206	9018	6/24/04	\$580,000	DIAGNOSTIC OUTLIER
001	122206	9022	4/30/03	\$592,000	NO MARKET EXPOSURE; RELATED PARTY
001	122206	9036	5/15/03	\$355,000	IMP COUNT
001	122206	9190	10/29/04	\$810,000	DIAGNOSTIC OUTLIER
001	132206	9002	7/26/04	\$535,000	DIAGNOSTIC OUTLIER
001	132206	9020	6/24/03	\$126,000	QUIT CLAIM DEED; DOR RATIO
001	132206	9029	2/24/03	\$275,000	NO MARKET EXPOSURE; IMP. CHARA CHANGED
001	142206	9001	6/1/04	\$4,000	DOR RATIO
001	142206	9069	3/13/03	\$219,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	146740	0085	9/15/03	\$62,500	PREVIOUS IMP<=10K
001	147157	0300	8/26/04	\$524,000	DIAGNOSTIC OUTLIER
001	152206	9080	9/16/03	\$157,000	DOR RATIO
001	162206	9092	9/25/03	\$223,000	NO MARKET EXPOSURE; RELATED PARTY
001	182207	9027	5/1/03	\$252,000	PERSONAL PROPERTY MOBILE HOME
001	208520	0145	2/18/03	\$35,680	NO MARKET EXPOSURE; DOR RATIO
001	208520	0560	4/9/04	\$105,000	DIAGNOSTIC OUTLIER
001	232206	9010	10/28/04	\$749,500	DIAGNOSTIC OUTLIER
001	232206	9054	9/8/03	\$113,350	IMP. CHARA CHANGED SINCE SALE; RELATED PARTY
001	232206	9092	3/30/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	232206	9093	5/20/03	\$112,000	%NET CONDITION; PREVIOUS IMP<=10K
001	242206	9049	10/15/03	\$450,000	NO MARKET EXPOSURE
001	242206	9080	4/8/04	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	242206	9082	8/14/03	\$109,006	IMP COUNT; QUIT CLAIM DEED; RELATED PARTY

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Area 57  
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	242206	9094	5/15/03	\$188,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	259172	0060	9/22/03	\$435,000	TO RELOCATION SERVICE
001	272206	9080	8/14/03	\$103,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
001	355800	0120	7/8/04	\$65,490	QUIT CLAIM DEED; RELATED PARTY, OR NEIGHBOR
001	362307	9024	6/4/03	\$111,000	DIAGNOSTIC OUTLIER
001	439600	0090	1/26/03	\$152,000	NO MARKET EXPOSURE
001	439600	0130	4/5/04	\$175,000	DIAGNOSTIC OUTLIER
001	512621	0050	9/14/04	\$496,425	DIAGNOSTIC OUTLIER
001	512621	0300	2/25/04	\$450,000	DIAGNOSTIC OUTLIER
001	512621	0530	4/29/03	\$355,000	NO MARKET EXPOSURE; RELATED PARTY
001	512621	0550	3/24/03	\$410,000	IMP. CHARA CHANGED SINCE SALE; OPEN SPACE
001	512621	0720	12/18/03	\$505,000	RELOCATION - SALE TO SERVICE
001	885695	0220	2/5/03	\$218,000	NON-REPRESENTATIVE SALE
001	885697	0410	7/11/03	\$231,000	TO RELOCATION SERVICE
001	885697	0610	10/9/03	\$93,287	NON-REPRESENTATIVE SALE; DOR RATIO
001	885764	0100	8/13/04	\$364,950	RELOCATION - SALE BY SERVICE
001	885764	0100	7/6/04	\$364,950	RELOCATION - SALE TO SERVICE
001	885764	0260	4/10/03	\$366,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	885764	0550	5/6/04	\$313,094	DIAGNOSTIC OUTLIER
001	885764	0560	4/27/04	\$299,950	%NET CONDITION
001	885764	0800	1/24/03	\$303,500	RELOCATION - SALE BY SERVICE
001	885764	0810	4/18/03	\$309,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	940715	0170	11/6/03	\$223,300	RELOCATION - SALE TO SERVICE
001	940715	0380	4/21/04	\$108,354	QUIT CLAIM DEED; STATEMENT TO DOR; DOR RATIO
006	032106	9018	11/20/03	\$996,000	IMP. CHARA CHANGED SINCE SALE; %COMPLETE
006	042106	9022	11/19/03	\$140,000	DIAGNOSTIC OUTLIER
006	042106	9077	10/10/03	\$41,020	NO MARKET EXPOSURE; DOR RATIO
006	053800	0140	9/17/03	\$115,365	QUIT CLAIM DEED; DOR RATIO
006	053800	0170	11/11/03	\$227,500	TO RELOCATION SERVICE
006	053800	0200	6/20/03	\$315,000	MULTI-PARCEL SALE
006	202570	1060	4/16/04	\$226,950	RELATED PARTY, FRIEND, OR NEIGHBOR
006	231000	0210	8/19/03	\$94,300	QUIT CLAIM DEED; DOR RATIO
006	231000	0290	1/13/03	\$193,000	NON-REPRESENTATIVE SALE
006	231001	0080	6/14/04	\$215,150	TO RELOCATION SERVICE
006	231001	0240	5/24/04	\$101,362	QUIT CLAIM DEED; PARTIAL INTEREST; DOR RATIO
006	231003	0240	8/29/03	\$86,544	QUIT CLAIM DEED; DOR RATIO
006	231004	0250	5/21/04	\$286,500	RELOCATION - SALE BY SERVICE
006	231004	0250	3/30/04	\$286,500	RELOCATION - SALE TO SERVICE
006	231006	0060	9/10/03	\$188,000	QUIT CLAIM DEED
006	231010	0140	8/29/03	\$268,680	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	231010	0310	6/9/04	\$287,928	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	231010	0320	5/24/04	\$283,400	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	231011	0080	10/26/04	\$296,500	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	231011	0090	11/3/04	\$304,100	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	231011	0110	8/25/04	\$309,500	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	231011	0120	9/15/04	\$307,183	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K

**Improved Sales Removed from this Annual Update Analysis  
Area 57  
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	231011	0130	8/25/04	\$315,937	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	231011	0190	10/13/04	\$339,890	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	231011	0200	9/24/04	\$307,000	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	253870	0050	1/24/03	\$11,937	EXEMPT FROM EXCISE TAX; RELATED PARTY
006	253880	0110	1/3/03	\$169,000	NON-REPRESENTATIVE SALE
006	253880	0190	9/9/03	\$167,500	NON-REPRESENTATIVE SALE
006	278090	0130	9/1/04	\$236,841	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	278090	0160	9/29/04	\$275,950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	278090	0230	9/21/04	\$255,950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	278090	0250	9/27/04	\$233,950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	278090	0280	10/7/04	\$275,950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	278125	0090	8/25/04	\$313,600	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	278125	0130	10/27/04	\$308,900	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	278125	0200	10/8/04	\$308,900	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	278125	0530	10/16/03	\$172,000	BUILDER OR DEVELOPER SALES
006	278125	0540	10/16/03	\$168,000	BUILDER OR DEVELOPER SALES
006	278125	0690	8/26/03	\$1,034,000	DOR RATIO
006	278125	1080	10/29/04	\$265,000	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	289631	0250	5/12/03	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	289631	0380	7/26/03	\$429,000	NO MARKET EXPOSURE
006	289631	0420	5/1/03	\$391,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
006	332206	9059	12/10/03	\$250,000	GOVERNMENT AGENCY
006	342206	9067	7/7/04	\$156,722	DIAGNOSTIC OUTLIER
006	406760	0020	8/27/03	\$418,000	PREVIOUS IMP<=10K
006	406760	0030	5/16/03	\$255,000	DOR RATIO
006	406760	0100	6/29/04	\$365,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	406820	0075	7/9/03	\$312,500	PREVIOUS IMP<=10K
006	439220	0175	1/16/03	\$59,000	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
006	439220	0195	8/12/04	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	510890	0010	7/29/04	\$292,683	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0030	8/9/04	\$251,222	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0050	9/20/04	\$286,132	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0070	9/21/04	\$292,177	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0110	9/13/04	\$259,950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0120	8/3/04	\$324,830	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0130	10/5/04	\$326,200	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0140	9/3/04	\$266,807	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0150	8/19/04	\$284,620	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0160	8/31/04	\$257,228	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0170	10/19/04	\$309,950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0180	7/22/04	\$335,671	%COMPLETE
006	510890	0190	8/23/04	\$279,199	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0210	10/20/04	\$325,074	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	510890	0230	10/15/04	\$262,233	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	561600	0020	9/14/04	\$229,950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	561600	0030	10/25/04	\$265,450	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K

**Improved Sales Removed from this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	561600	0040	10/5/04	\$235,150	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	561600	0050	9/27/04	\$237,865	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	561600	0160	9/21/04	\$234,800	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	615180	0135	6/19/03	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	615180	0165	4/8/03	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	615180	0285	7/2/03	\$530,000	IMP COUNT; ESTATE ADMIN
006	615180	0573	8/5/04	\$120,000	QUIT CLAIM DEED
006	615180	0607	4/11/03	\$165,000	RELOCATION - SALE BY SERVICE
006	615180	0607	2/4/03	\$168,500	RELOCATION - SALE TO SERVICE
006	615180	0625	6/2/04	\$424,900	DIAGNOSTIC OUTLIER
006	615180	0645	1/30/03	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	669993	0010	9/18/03	\$233,950	CORPORATE AFFILIATES
006	669993	0350	7/30/04	\$305,000	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	669993	0360	7/15/04	\$324,448	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	669993	0510	10/5/04	\$276,601	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	669993	0520	10/5/04	\$296,460	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	679140	0160	10/29/03	\$190,000	FULL PRICE NOT REPORTED; NO MKT EXPOSURE
006	679140	1010	8/25/03	\$45,891	QUIT CLAIM DEED; DOR RATIO
006	729980	0030	9/10/03	\$200,000	DOR RATIO
006	729980	0040	10/14/04	\$695,000	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	743710	0590	10/5/03	\$225,000	TO RELOCATION SERVICE
006	757400	0110	10/8/03	\$132,000	DIAGNOSTIC OUTLIER
006	757420	0150	3/7/03	\$250,000	IMP. CHARA CHANGED SINCE SALE; OBSOL
006	770143	0170	4/21/04	\$120,796	DOR RATIO
006	770143	0330	6/19/03	\$250,000	FORCED SALE; DIVORCE
006	770143	0370	3/25/04	\$227,049	DIAGNOSTIC OUTLIER
006	771400	0160	9/30/04	\$396,900	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
006	928380	0165	3/24/04	\$400,000	IMP COUNT; PARTIAL INTEREST (103, 102, Etc.)
006	928380	0265	8/12/03	\$208,000	PARTIAL INTEREST (103, 102, Etc.); RESIDUAL SALES
006	928380	0265	8/12/03	\$207,000	PARTIAL INTEREST (103, 102, Etc.); RESIDUAL SALES
006	928380	0295	9/21/04	\$395,000	DIAGNOSTIC OUTLIER
007	084400	0180	4/28/04	\$192,000	OBSOLESCENCE
007	084400	1215	4/27/04	\$282,000	OBSOLESCENCE
007	084400	1270	6/28/04	\$179,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	084400	1275	6/2/04	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	122106	9026	10/13/04	\$200,000	DIAGNOSTIC OUTLIER
007	122106	9028	7/21/04	\$250,000	ESTATE ADMIN OR EXECUTOR; RELATED PARTY
007	132106	9036	4/18/03	\$150,000	NO MKT EXPOSURE; PARTIAL INTEREST; DOR RATIO
007	142106	9072	6/4/04	\$157,500	QUIT CLAIM DEED; PARTIAL INTEREST
007	142106	9106	2/10/03	\$225,000	ESTATE ADMIN, OR EXECUTOR; UNFIN AREA
007	142106	9137	9/25/03	\$75,000	DOR RATIO
007	142106	9173	10/13/04	\$120,000	DIAGNOSTIC OUTLIER
007	152106	9040	5/26/04	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	152106	9071	3/19/04	\$163,200	OBSOLESCENCE
007	152106	9095	7/11/03	\$210,000	NO MARKET EXPOSURE; RELATED PARTY
007	202550	0035	7/28/04	\$23,749	QUIT CLAIM DEED; RELATED PARTY; DOR RATIO

**Improved Sales Removed from this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	202560	0080	9/26/03	\$225,000	NO MARKET EXPOSURE
007	202650	0020	9/5/03	\$187,500	NON-REPRESENTATIVE SALE
007	232106	9031	11/19/03	\$62,000	NO MKT EXPOSURE; PARTIAL INTEREST; DOR RATIO
007	252206	9067	1/8/04	\$385,000	IMP COUNT
007	262106	9046	3/17/03	\$400,000	IMP COUNT
007	289140	0438	7/28/04	\$283,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	302207	9003	11/13/03	\$865,000	DIAGNOSTIC OUTLIER
007	302207	9096	10/7/04	\$755,000	IMP COUNT
007	362206	9023	7/21/04	\$90,000	DIAGNOSTIC OUTLIER
007	362206	9028	8/30/04	\$150,000	UNFINISHED AREA
007	362206	9034	5/1/04	\$70,000	ESTATE ADMIN GUARDIAN, OR EXECUTOR DOR RATIO
007	362206	9077	6/18/03	\$476,990	NON-REPRESENTATIVE SALE
007	362206	9095	9/24/04	\$615,765	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	362206	9096	10/21/04	\$604,666	%COMPLETE
007	362206	9097	10/12/04	\$544,250	%COMPLETE
007	362206	9100	10/29/04	\$549,444	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	362206	9106	11/4/04	\$531,830	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	408080	0170	11/28/03	\$45,000	RELATED PARTY, OR NEIGHBOR ;PREVIOUS IMP<=10K
007	423340	0450	10/6/04	\$254,900	DIAGNOSTIC OUTLIER
007	423340	0500	10/7/03	\$80,000	NO MARKET EXPOSURE; UNFIN AREA;DOR RATIO
007	510451	0740	10/22/03	\$294,500	TO RELOCATION SERVICE
007	510451	0950	8/16/04	\$350,450	RELOCATION - SALE BY SERVICE
007	510451	0950	8/16/04	\$350,450	RELOCATION - SALE TO SERVICE
007	510451	1220	7/25/04	\$405,000	RELOCATION - SALE BY SERVICE
007	510451	1220	7/24/04	\$405,000	RELOCATION - SALE TO SERVICE
007	510451	1280	5/7/04	\$387,500	RELOCATION - SALE BY SERVICE
007	510451	1280	4/20/04	\$387,500	RELOCATION - SALE TO SERVICE
007	510451	2190	7/2/04	\$486,508	DIAGNOSTIC OUTLIER
007	510452	0150	8/17/04	\$381,990	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0210	9/22/04	\$469,835	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0230	10/14/04	\$442,123	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0240	10/7/04	\$410,990	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0260	10/28/04	\$440,310	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0670	10/26/04	\$268,338	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0680	10/28/04	\$285,112	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0690	10/14/04	\$323,921	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0700	10/13/04	\$288,936	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0710	10/1/04	\$307,990	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0720	10/1/04	\$293,131	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0730	9/29/04	\$314,859	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0740	10/7/04	\$265,644	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0750	9/16/04	\$287,150	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0760	9/16/04	\$315,394	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0770	9/1/04	\$275,110	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0780	8/31/04	\$250,048	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
007	510452	0790	8/23/04	\$270,285	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K

**Improved Sales Removed from this Annual Update Analysis  
Area 57  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	563601	0150	3/5/03	\$3,300	EASEMENT OR RIGHT-OF-WAY DOR RATIO
007	564360	0060	9/7/04	\$275,000	IMP COUNT
007	564360	0160	2/27/03	\$54,000	ESTATE ADMIN, MOBILE HOME; DOR RATIO
007	564360	0300	12/29/03	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	564360	0305	4/2/03	\$160,000	OBSOLESCENCE
007	564360	0351	12/2/03	\$228,643	UNFINISHED AREA
007	729950	0050	3/23/04	\$161,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	729950	0080	6/6/03	\$79,753	QUIT CLAIM DEED; DOR RATIO
007	810000	0080	12/2/03	\$170,000	IMP. CHARA CHANGED SINCE SALE

**Vacant Sales Used in this Annual Update Analysis  
Area 57**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	052207	9020	2/25/04	\$215,000	435600	Y	N
1	072207	9022	1/6/03	\$196,000	218089	N	N
1	102206	9005	9/4/03	\$150,000	144619	N	N
1	102206	9182	9/4/03	\$150,000	190357	N	N
1	102206	9190	10/20/04	\$150,000	198634	N	N
1	102206	9193	2/26/03	\$158,000	43568	N	N
1	142206	9004	3/5/04	\$148,000	108029	N	N
1	142206	9007	9/10/03	\$269,000	328878	N	N
1	142206	9091	11/25/03	\$132,650	217906	N	Y
1	142206	9108	6/16/04	\$250,000	131551	N	N
1	142206	9109	9/24/04	\$250,000	125453	N	N
1	142206	9119	12/30/03	\$200,000	84942	N	N
1	142206	9124	5/28/04	\$260,000	102366	N	N
1	152206	9111	4/20/03	\$100,000	261360	N	N
1	156093	0416	5/6/04	\$265,000	303613	N	N
1	242206	9045	3/14/03	\$205,000	376794	N	N
1	312308	9017	6/10/04	\$70,000	104979	N	N
1	312308	9025	6/2/04	\$73,150	198198	N	N
1	362307	9019	8/27/04	\$125,000	109771	N	N
1	511330	0060	7/14/04	\$95,000	19042	N	N
1	803400	0141	4/8/04	\$95,400	37126	Y	N
1	885764	0290	6/12/03	\$95,000	7556	N	N
6	092106	9030	6/17/04	\$190,000	267894	N	N
6	092106	9031	9/10/04	\$225,000	221284	N	N
6	153100	0090	2/1/03	\$157,500	40859	N	N
6	153100	0100	3/26/03	\$135,000	46137	N	N
6	153100	0130	3/26/03	\$150,000	34808	N	N
6	332206	9072	9/15/04	\$420,000	107157	N	N
6	342206	9033	8/19/04	\$145,000	151588	N	N
6	342206	9107	2/6/03	\$90,000	44867	N	N
6	406760	0210	1/10/03	\$210,000	18800	Y	Y
6	439220	0055	7/7/04	\$172,000	12155	Y	Y
6	729980	0010	6/10/03	\$185,000	69538	N	N
6	729980	0020	1/12/04	\$190,000	70524	N	N
6	729980	0050	4/6/04	\$195,000	84541	N	N
6	729980	0060	11/12/03	\$195,000	68175	N	N
6	729980	0070	7/22/04	\$199,284	76006	N	N
6	729980	0080	8/21/03	\$200,000	72196	N	N
6	729980	0090	5/5/03	\$200,000	70720	N	N
6	729980	0110	6/3/03	\$188,000	73882	N	N
6	729980	0120	3/27/03	\$195,000	100029	N	N
6	729980	0130	2/23/04	\$185,000	88366	N	N
6	729980	0140	1/7/03	\$173,910	101783	N	N
6	729980	0160	7/1/04	\$225,000	77927	N	N
6	729980	0180	6/15/04	\$200,000	94360	N	N

**Vacant Sales Used in this Annual Update Analysis  
Area 57**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
6	729980	0190	7/2/04	\$195,000	76390	N	N
6	729980	0200	11/13/03	\$200,000	96264	N	N
6	729980	0210	5/22/03	\$202,000	99011	N	N
6	729980	0220	7/23/03	\$205,000	104507	N	N
6	729980	0230	2/26/03	\$180,000	73277	N	N
6	729980	0240	1/17/03	\$190,000	76148	N	N
6	729980	0250	3/17/03	\$200,000	75842	N	N
6	729980	0260	1/7/04	\$235,000	133675	N	N
6	729980	0270	1/15/03	\$178,000	79750	N	N
6	729980	0280	6/12/03	\$220,000	89222	N	N
6	729980	0310	10/15/04	\$200,000	87476	N	N
6	729980	0320	2/19/04	\$245,284	102621	N	N
6	729980	0340	12/12/03	\$256,684	73037	N	N
6	729980	0360	8/30/04	\$300,000	73764	N	N
6	729980	0360	5/14/04	\$230,000	73764	N	N
6	729980	0370	1/2/04	\$200,000	85151	N	N
6	928380	0225	12/17/03	\$239,000	22800	Y	Y
7	072107	9043	3/3/03	\$350,000	871200	Y	N
7	232106	9018	1/2/04	\$185,000	43560	Y	N
7	252206	9134	5/24/04	\$110,000	19950	N	N
7	252206	9134	5/10/04	\$80,000	19950	N	N
7	289140	0310	10/28/04	\$132,000	178596	Y	Y
7	302207	9009	6/1/03	\$325,000	916502	N	N
7	362206	9091	5/28/04	\$242,500	216058	N	N
7	362206	9092	6/11/04	\$242,500	90169	N	N
7	884740	0065	10/12/04	\$120,000	214315	N	N
7	884740	0120	3/24/04	\$137,500	199069	N	N
7	884740	0159	9/16/04	\$33,500	50530	N	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 57**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	012206	9048	12/11/03	\$25,000	NO MARKET EXPOSURE;
1	122206	9050	7/30/03	\$54,950	NO MARKET EXPOSURE; RELATED PARTY
1	132206	9060	2/7/03	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
1	142206	9111	9/24/04	\$62,200	DOR RATIO
1	142206	9112	6/8/04	\$95,000	DOR RATIO
1	142206	9118	1/29/04	\$89,080	DOR RATIO
1	152206	9059	2/18/03	\$25,900	NONPERC LOT
1	208520	0915	12/19/03	\$70,000	NO MARKET EXPOSURE; RELATED PARTY
1	232206	9132	3/6/03	\$50,000	MULTI-PARCEL SALE;
1	242206	9127	3/26/03	\$135,000	NO MARKET EXPOSURE;
1	439600	0540	2/4/04	\$6,000	NONPERC LOT
1	510540	0130	3/26/04	\$250,000	MULTI-PARCEL SALE;
1	511440	0060	9/17/03	\$15,000	FORCED SALE;
1	512621	0330	1/6/03	\$120,000	NON-REPRESENTATIVE SALE;
6	102106	9030	10/8/03	\$15,500	PARTIAL INTEREST (1/3, 1/2, Etc.);
6	231010	0230	7/20/04	\$302,900	LAND WITH NEW BUILDING NO CHARA
6	278125	0040	9/27/04	\$321,300	LAND WITH NEW BUILDING NO CHARA
6	439220	0055	6/1/04	\$25,000	QUIT CLAIM DEED;
6	669993	0370	8/10/04	\$275,878	LAND WITH NEW BUILDING NO CHARA
6	669993	0620	7/5/04	\$1,352,000	MULTI-PARCEL SALE;
6	729980	0040	2/23/04	\$200,000	% COMPLETE
6	729980	0100	2/12/04	\$372,000	% COMPLETE
6	729980	0230	3/9/04	\$789,900	LAND WITH NEW BUILDING NO CHARA
6	928380	0115	8/28/03	\$185,000	PLOTTAGE;
6	928380	0225	6/11/03	\$157,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	072107	9008	4/11/03	\$697,500	NO MARKET EXPOSURE; GOVERNMENT AGENCY
7	122106	9084	5/17/04	\$10,000	DOR RATIO
7	242106	9023	10/20/03	\$105,000	NO MARKET EXPOSURE;
7	252106	9022	12/5/03	\$287,500	ESTATE ADMINISTRATOR ; NO MARKET EXPOSURE;
7	362206	9089	12/18/03	\$245,000	CORPORATE AFFILIATES;
7	408080	0025	5/23/03	\$32,000	ESTATE ADMINISTRATOR ; NO MARKET EXPOSURE;



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: January 31, 2005  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr